

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

August 10, 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: 6:01 pm., Council Chambers, North Las Vegas City Hall,
2200 Civic Center Drive

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

STAFF PRESENT: Jory Stewart, Planning & Development Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Mary Aldava, Planner
Nick Vaskov, Deputy City Attorney II
Jennifer Doody, PW, Development & Flood Control
Kevin Futch, PW, Transportation
Jimmy Johnson, Fire Department
Jo Ann Lawrence, Recording Secretary

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Vice-Chairman Jo Cato

WELCOME: Vice-Chairman Jo Cato

MINUTES

• **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING OF JULY 13, 2005.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

CONSENT AGENDA

A. **PW-118-05 (22020) RUNVEE HOBART WEST, UNIT 2B: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$1,031,599.58.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

B. **PW-119-05 (22022) ALLEN & ANN BY AVANTE, UNIT 1: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY GULF INSURANCE COMPANY TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$571,389.39.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

C. PW-120-05 (22023) ALLEN & ANN BY AVANTE, UNIT 2: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY GULF INSURANCE COMPANY TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$311,910.56.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

D. PW-121-05 (22025) POPPA'S TAVERN: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY INDEMNITY COMPANY OF CALIFORNIA TO RELEASE THE PERFORMANCE BOND IN THE AMOUNT OF \$29,978.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

E. PW-122-05 (22030) KELLEY RESIDENCE: APPROVE THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY KEVIN & CICILY KELLEY AND ACCEPT THE CASH-IN-LIEU OF BOND IN THE AMOUNT OF \$29,934.19.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

F. PW-123-05 (22031) ATHARI PROFESSIONAL CENTER: APPROVE THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY ATHARI FAMILY INVESTMENTS, LLC AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$58,153.48.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

G. PW-124-05 (22032) VENTANA @ SIERRA MONTANA, UNIT 1: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY BEAZER HOMES HOLDINGS CORP AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$983,606.06.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

H. PW-125-05 (22033) MARLIDA: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY U.S. HOME CORPORATION AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$684,408.84.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

I. PW-126-05 (22034) VILLAGES @ SIERRA RANCH VILLAGE 3 UNIT 2:

APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY U.S. HOME CORPORATION AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$461,570.10.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

J. PW-127-05 (22035) VILLAGES @ SIERRA RANCH, VILLAGE 7 UNIT 2: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY U.S. HOME CORPORATION AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$359,284.81.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

K. PW-128-05 (22036) VILLAGES @ SIERRA RANCH, VILLAGE 8 UNIT 2: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY U.S. HOME CORPORATION AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$283,600.37.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

L. PW-129-05 (22038) RUNVEE HOBART WEST, UNIT 4E: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$801,864.32.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

M. PW-130-05 (22039) RUNVEE HOBART WEST, UNIT 4F: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$523,860.32.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

N. PW-131-05 (22040) RUNVEE HOBART WEST, UNIT 5C: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$712,775.97.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

O. PW-132-05 (22041) RUNVEE HOBART WEST, UNIT 5D: APPROVE THE

**SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES
AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$593,434.88.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

**P. PW-133-05 (22042) CENTENNIAL APARTMENTS: APPROVE THE SUBDIVISION
OFF-SITE IMPROVEMENTS AGREEMENT BY OVATION DEVELOPMENT
CORPORATION AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT
OF \$425,819.31.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

**Q. PW-134-05 (22043) COLEMAN AIR PARK: APPROVE THE COMMERCIAL
DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY COLEMAN
AIRPARK LTD, LLC AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT
OF \$543,280.32.**

ACTION: CONTINUED TO AUGUST 24, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **UN-76-05 (21624) CENTENNIAL PLAZA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MFE, INC., ON BEHALF OF LA GRANGE, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A CONVENIENCE FOOD RESTAURANT WITH A DRIVE-THRU. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-401-004.**

The applicant has requested that UN-76-05 be continued to August 24, 2005.

Vice-Chairman Jo Cato opened the Public Hearing. There was no public participation.

Vice-Chairman Cato stated the Public Hearing would remain open.

ACTION: CONTINUED TO AUGUST 24, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

2. **UN-77-05 (21623) CENTENNIAL PLAZA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MFE, INC., ON BEHALF OF LA GRANGE, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE WASHING ESTABLISHMENT (AUTOMATIC). THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-401-004.**

It was requested by the applicant to continue UN-77-05 to August 24, 2005.

Vice-Chairman Jo Cato opened the Public Hearing. There was no public participation.

Vice-Chairman Cato stated the Public Hearing would remain open.

ACTION: CONTINUED TO AUGUST 24, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

3. **UN-78-05 (21622) CENTENNIAL PLAZA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MFE, INC., ON BEHALF OF LA GRANGE, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE SERVICE FACILITY. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-401-004.**

It was requested by the applicant to continue UN-78-05 to August 24, 2005.

Vice-Chairman Jo Cato opened the Public Hearing. There was no public participation.

Vice-Chairman Cato stated the Public Hearing would remain open.

ACTION: CONTINUED TO AUGUST 24, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

4. **UN-79-05 (21621) CENTENNIAL PLAZA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MFE, INC., ON BEHALF OF LA GRANGE, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A CONVENIENCE STORE WITH GAS PUMPS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-401-004.**

It was requested by the applicant to continue UN-79-05 to August 24, 2005.

Vice-Chairman Jo Cato opened the Public Hearing. There was no public participation.

Vice-Chairman Cato stated the Public Hearing would remain open.

ACTION: CONTINUED TO AUGUST 24, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

Item No. 14 was heard next.

5. **UN-71-05 (21457) CINGULAR WIRELESS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CINGULAR WIRELESS, ON BEHALF OF GILES PROPERTIES, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW AN EXTENSION TO AN EXISTING 57-FOOT-TALL TELECOM TOWER FOR A TOTAL OF 84-FEET-TALL. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF CRAIG ROAD AND SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-05-601-028.**

The application was presented by Mary Aldava, Planner on behalf of Staff who indicated Staff was recommending denial of UN-71-05 as the telecommunication tower is a legal non-conforming structure. If the Commission determined approval was warranted, Staff recommended that UN-71-05 be subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. The height of the tower shall not exceed 84 feet.
3. That the applicant shall provide a tower with a stealth design (i.e. pine tree or palm tree).
4. The tower shall maintain the following minimum setbacks from a residential property line:
 - a. Approximately 40 feet from the residential property line to the north; and
 - b. Approximately 135 feet from the residential property line to the west.

Shane Hennessey-York, 3763 Howard Hughes Parkway appeared on behalf of the applicant stating this was an existing facility and the proposed extension would be 27 foot, to a maximum height of 84 feet where 100 feet is permitted in North Las Vegas. The expansion would allow for co-location of Cingular's antennas at the top of the facility. He stated a stealth design would not be possible as the wind load would not work with the facility because the foundation would be overstressed. As a condition of the merger between AT & T and Cingular, the FCC stated that in order for the marketplace to remain competitive, Cingular was going to have to sell off all its existing network in Nevada and California, so they were reestablishing their network and rebuilding it. In order to rebuild the pole, they would have to reinforce the anchor bolts, as is, to allow for the new pole.

Vice-Chairman Jo Cato opened the Public Hearing. There was no Public Participation.

Vice-Chairman Cato closed the Public Hearing.

Commissioner Dean Leavitt stated the current tower was in place prior to the Cell Tower Ordinance but, since the ordinance was adopted, it was rigidly adhered to. He stated he would only support the request if the applicant adhered to the conditions of approval with the stealth design as recommended by Staff.

Commissioner Harry Shull stated he concurred with Commissioner Leavitt. A tremendous amount of effort was put forth to come up with the cell tower ordinance and he understood the tower's foundation would not support it, but there was nothing precluding the applicant from taking down the current tower and installing a new one.

Mr. Hennessey-York stated he was concerned the foundation was such that, he would like to put up a new tower, but could not as it would not be up to the building code with the extension. If they used the pine tree design, the extra branches that were placed along the pole create a much greater wind load, so the foundation would not be able to support the stealth design.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

6. **UN-74-05 (21633) BROOKSPARK 22 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NITREX, INC., ON BEHALF OF LOS NEVADOS, LLC, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW MANUFACTURING THAT WILL USE HAZARDOUS MATERIALS (AMMONIA). THE PROPERTY IS LOCATED SOUTH OF MAYFLOWER AVENUE APPROXIMATELY 500 FEET EAST OF BROOKSPARK DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 139-15-615-003.**

The application was presented by Mary Aldava, Planner on behalf of Staff who indicated Staff was recommending approval of UN-74-05 and forward it to City Council for final consideration with the following recommended conditions:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. The maximum capacity of the tank shall not exceed 1,000 gallons of anhydrous ammonia.
3. That subsequent expansions or additions to the use of hazardous materials shall be subject to Planning Commission and City Council review and approval.
4. A two hour fire resistive wall without openings extending not less than 30 inches above and to the sides of the ammonia tank shall be constructed between the tank and any property line located within 20 feet of the tank.

Ms. Aldava also stated a letter in opposition had been received from **Las Vegas Sweets, 209 East Brooks Avenue, North Las Vegas** which indicated they were not in favor of hazardous materials being stored at this location, as a small amount of hazardous materials could contaminate their food products and if the Planning Commission approved the use, it should be required that the business carry a 20 Million Dollar liability insurance and list all businesses within the area with food or candy to ensure stability of doing business in North Las Vegas.

Tom Rose of Nitrex, PO Box 155, Mason, MI 48854 stated he had been in the industry for 30 years and had written text books on gas nitrate, which is the process the gas is used for. It is a hazardous gas only when it is in the tank. When the gas is taken, it was cracked and nitrogen gas was made from it. It was not a hazardous gas and would not affect anybody's food products or anybody around the area. Mr. Rose stated he concurred with Staff recommendation.

Vice-Chairman Jo Cato opened the Public Hearing. There was no public participation.

Vice-Chairman Cato closed the Public Hearing.

Commissioner Dean Leavitt explained to the applicant that the 20 Million Dollar liability was only in the letter of protest and the list of businesses the letter referred to, were also part of the letter. He told the applicant he would not have gotten to this point in the process if he had not adhered to the State and City guidelines.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

7. **AMP-35-05 (21472) ALLIANCE RESIDENTIAL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ALLIANCE RESIDENTIAL COMPANY, ON BEHALF OF TERRA SANTA, LTD., LUCID LAND DEVELOPMENT, LLC, AND UNLIMITED HOLDINGS, INC., PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF COMMUNITY COMMERCIAL TO HIGH DENSITY RESIDENTIAL. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF NORTH 5TH STREET AND AZURE AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-26-102-001, 124-26-102-002, 124-26-103-001 AND 124-26-103-003.**

Item Nos. 7 and 8 were presented together.

The application was presented by Mary Aldava, Planner on behalf of Staff who indicated Staff was recommending denial of AMP-35-05 as the amendment did not support the major transit corridor that was to run along North 5th Street nor would it support future commercial at this intersection. Amending the Comprehensive Plan would create an unbalanced projection that was not in line with anticipated future cost of services within the area. Therefore, Staff was recommending that AMP-35-05 and ZN-45-05 be denied as the subject site did not comply with the guidelines established in the Comprehensive Plan, including the goal of creating a viable commercial node centered on the intersection of Centennial Parkway and North 5th Street.

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 was going to work backwards, even though the vacation had not been introduced yet, he was going to refer to that first and then would get into the amendment to the master plan and zone change. He stated the property was a 15 acre site. There was a roadway, Hope Street, which he believed should be vacated because if you took a look at the ownership of the parcels in the area, the ownership was under one entity and by doing so, even if he asked for commercial development at this time or came in with a residential development, because of Hope Street being there, it would break up the property and he felt you wanted to encourage some type of development that would have some continuity within a development itself. Mr. Gronauer stated his office represented a mini-storage facility in the area of Donna Street, Hope Street and Centennial Parkway. The applicant applied for a vacation and Staff requested them to further vacate Hope Street, not just from their property line, but all the way to Regena Avenue. At that time, they revised their legal descriptions and notification came back out and they were approved for the vacation of Hope Street between Centennial Parkway and Regena Avenue. If a road was being required on Hope Street, that becomes more of a hindrance than a benefit to the City, because if you try to get to Centennial Parkway from Hope Street, the quickest way would

be from Regena and then head east or west onto North 5th Street or Donna Street to get there. Alliance was looking at this property because multi-family had not been wanted in areas such as Lone Mountain Road and Simmons Street, North 5th Street and Commerce Street and on Craig Road as there was a stigma associated with multi-family developments. A few weeks ago, George Garcia represented a development on North 5th Street and Craig Road for a 165 acre commercial mixed use lifestyle type of center. That would be one of the anchors in the area as far as major commercial development, along with the other development on Craig Road. As you head north on North 5th Street and get off at Deer Springs, the lite-rail system was being proposed to go through what was another regional mall facility and would be known as a regional retail village that would be a mixed use component, which would be before the Commission in the next two weeks. It is over 120 acres and over two million square feet of commercial space. There are anchors along the North 5th Street corridor. When there are large commercial uses, a lot of the commercial development planned for the areas, would not necessarily be developed because the anchor tenants, like Home Depot, Albertsons, Smiths, those types of businesses would go in those areas. There were some restraints on the subject property which gave another compelling reason to amend the Master Plan. Much of the property in the area was master planned and would be changed. No matter what jurisdiction you were in, everybody wanted mixed use commercial. One of the problems in trying to integrate a nodal commercial area, in the area of Centennial Parkway and North 5th Street, was it was more of a mixed use concept. There was some commercial in the front and some residential in the back that had not been approved yet. On the south side, closer to the proposed project, was already master planned and most was zoned for commercial development. There was already a mini-storage facility which would block the view of any other type of commercial development. In addition, the Walgreens currently planned, may be moved to a different location. If that was done and there was another pad, and there were single individual one acre lots that were owned, it would be very difficult to make a true nodal commercial area. On the opposite side of the street there was a little flagship, that was changed from medium-high density to commercial, there was Buffalo Wild Wings and some other commercial development on the other side of the property on North 5th Street along Centennial Parkway. There were several constraints on the property. If the property could be developed as commercial, there was a problem with Regena Avenue as it was a 60 foot wide street and he did not feel it would be a cohesive development with a road that would separate the various uses. Also, access to the property was another constraint to development. They had designed the access points off of Regena Avenue and Azure Avenue as they were not guaranteed curb cuts on North 5th Street. There may only be right-ins and right-outs with respect to Azure Avenue and Regena Avenue so access to the site would be somewhat restricted, although it was a 150 right-of-way, there will still be some issues. The area had changed and there have been some other zoning components. A pedestrian friendly environment could be created along North 5th Street. Mr. Gronauer believed he had a compelling argument to change the Master Plan to high density, change the zoning to R-3 and to approve the vacation of Hope Street.

Vice-Chairman Jo Cato opened the Public Hearing. The following participants came forward:

- **Al Yates, 1108 Nevada Blaze, North Las Vegas, NV 89032** stated he did not receive notification of the change and was opposed as he was concerned about the high traffic an apartment complex would bring to the area. He also stated apartments were not maintained in the same category as people in privately owned homes and would eliminate potential infrastructure in the neighborhood that he was looking forward to.
- **Richard Powell, 885 E. Regena Avenue, North Las Vegas, NV 89032** stated his property was the 2 ½ acres next to the proposed project. He was concerned the development in the area was all geared to the mixed use commercial and residential. That section chops into the middle of what had been planned and developed in the area. He realized he would be giving up his property. He planned to move into the area where Mr. Yates lived and understood there would be commercial to support residents in the area. He also stated he did not feel the current infrastructure would support the density.

Vice-Chairman Cato closed the Public Hearing.

Mr. Gronauer stated Nevada Blaze was on the east side of Donna Street and, depending on where Mr. Yates lived, was probably out of the notification area; but the area was already planned for commercial use. Whether it was commercial or multi-family, there would be different impacts in the area and infrastructure would be built. If there was no intensity and density on North 5th Street, the light rail that was planned would not be as successful if single-family homes were put in or required hundreds of acres of commercial. With respect to the infrastructure, the area of North 5th Street, Donna Street, and Azure Avenue would be totally different years down the road. The most intense uses would be on North 5th Street. Mr. Powell's 2 ½ acre site was probably already master planned in the commercial area and the area would change as development occurred.

Commissioner Dean Leavitt asked Staff the location of the development that came before Council with relationship to the North 5th Street Corridor and Council asked if the developer could come back with a higher density. Marc Jordan, Planner responded that was an area located at 215 and North 5th Street which was represented by Mr. Gronauer. That was where the applicant asked for an amendment to the Comprehensive Plan for medium high density and also one for medium low density and Council indicated they were looking for something with a more intense use. Commissioner Leavitt asked if apartments would be more intense than single-family homes. Mr. Jordan responded they would.

Mr. Jordan stated approximately three years ago, the Commission did a study on the Centennial corridor and this particular intersection was examined as to how much commercial would be warranted. The Comprehensive Plan supported approximately 120 acres at one time and it had changed since that time. Part of it has been rezoned to multi-family which was R-3 and was approved for 18 units per acre, which was the same as what was being proposed with this application. In relation to that, there were no changes made to the Comprehensive Plan, so the area had been progressively developing and being approved as commercial. This particular area, the properties to the north had been steadily rezoned to commercial uses. The two parcels on the westerly side adjacent to North 5th Street were zoned PUD, but the PUD was not just comprised of those two parcels, it was comprised as the four parcels to the south. The rezoning would be amending the existing PUD. The PUD was approved for commercial; therefore, there was commercial approved for the south side of Azure Avenue. If this were rezoned, an existing PUD would be divided, which would lead to other land use for the area south of Azure Avenue. It may not be compatible and may encourage another developer to come in with some other type of land use, so Staff was not just looking at the specific site under consideration, they were examining the whole area, including the existing PUD, trying to ensure there was appropriate land use designations in the area as well as something compatible with each other and also trying to keep in mind the transit corridor along North 5th Street.

Commissioner Dilip Trivedi asked the applicant or Staff if they had a picture showing the high density residential on North 5th Street. Mr. Gronauer showed a picture and pointed out the locations of the different densities. Commissioner Trivedi concurred with the applicant that higher density residential was needed on North 5th Street.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

8. **ZN-56-05 (21470) ALLIANCE RESIDENTIAL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ALLIANCE RESIDENTIAL COMPANY, ON BEHALF OF TERRA SANTA, LTD., LUCID LAND DEVELOPMENT, LLC, AND UNLIMITED HOLDINGS, INC., PROPERTY OWNERS, FOR RECLASSIFICATION OF PROPERTY FROM A PUD PLANNED UNIT DEVELOPMENT DISTRICT AND A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF NORTH 5TH STREET AND AZURE AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-26-102-001, 124-26-102-002, 124-26-103-001 AND 124-26-103-003.**

Item Nos. 7 and 8 were presented together.

The application was presented by Mary Aldava, Planner on behalf of Staff who indicated Staff was recommending denial of AMP-35-05 as the amendment did not support the major transit corridor that was to run along North 5th Street nor would it support future commercial at this intersection. Amending the Comprehensive Plan would create an unbalanced projection that was not in line with anticipated future cost of services within the area. Therefore, Staff was recommending that AMP-35-05 and ZN-45-05 be denied as the subject site did not comply with the guidelines established in the Comprehensive Plan, including the goal of creating a viable commercial node centered on the intersection of Centennial Parkway and North 5th Street.

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 was going to work backwards, even though the vacation had not been introduced yet, he was going to refer to that first and then would get into the amendment to the master plan and zone change. He stated the property was a 15 acre site. There was a roadway, Hope Street, which he believed should be vacated because if you took a look at the ownership of the parcels in the area, the ownership was under one entity and by doing so, even if he asked for commercial development at this time or came in with a residential development, because of Hope Street being there, it would break up the property and he felt you wanted to encourage some type of development that would have some continuity within a development itself. Mr. Gronauer stated his office represented a mini-storage facility in the area of Donna Street, Hope Street and Centennial Parkway. The applicant applied for a vacation and Staff requested them to further vacate Hope Street, not just from their property line, but all the way to Regena Avenue. At that time, they revised their legal descriptions and notification came back out and they were approved for the vacation of Hope Street between Centennial Parkway and Regena Avenue. If a road was being required on Hope Street, that becomes more of a hindrance than a benefit to the City, because if you try to get to Centennial Parkway from Hope Street, the quickest way would be from Regena and then head east or west onto North 5th Street or Donna Street to get

there. Alliance was looking at this property because multi-family had not been wanted in areas such as Lone Mountain Road and Simmons Street, North 5th Street and Commerce Street and on Craig Road as there was a stigma associated with multi-family developments. A few weeks ago, George Garcia represented a development on North 5th Street and Craig Road for a 165 acre commercial mixed use lifestyle type of center. That would be one of the anchors in the area as far as major commercial development, along with the other development on Craig Road. As you head north on North 5th Street and get off at Deer Springs, the lite-rail system was being proposed to go through what was another regional mall facility and would be known as a regional retail village that would be a mixed use component, which would be before the Commission in the next two weeks. It is over 120 acres and over two million square feet of commercial space. There are anchors along the North 5th Street corridor. When there are large commercial uses, a lot of the commercial development planned for the areas, would not necessarily be developed because the anchor tenants, like Home Depot, Albertsons, Smiths, those types of businesses would go in those areas. There were some restraints on the subject property which gave another compelling reason to amend the Master Plan. Much of the property in the area was master planned and would be changed. No matter what jurisdiction you were in, everybody wanted mixed use commercial. One of the problems in trying to integrate a nodal commercial area, in the area of Centennial Parkway and North 5th Street, was it was more of a mixed use concept. There was some commercial in the front and some residential in the back that had not been approved yet. On the south side, closer to the proposed project, was already master planned and most was zoned for commercial development. There was already a mini-storage facility which would block the view of any other type of commercial development. In addition, the Walgreens currently planned, may be moved to a different location. If that was done and there was another pad, and there were single individual one acre lots that were owned, it would be very difficult to make a true nodal commercial area. On the opposite side of the street there was a little flagship, that was changed from medium-high density to commercial, there was Buffalo Wild Wings and some other commercial development on the other side of the property on North 5th Street along Centennial Parkway. There were several constraints on the property. If the property could be developed as commercial, there was a problem with Regena Avenue as it was a 60 foot wide street and he did not feel it would be a cohesive development with a road that would separate the various uses. Also, access to the property was another constraint to development. They had designed the access points off of Regena Avenue and Azure Avenue as they were not guaranteed curb cuts on North 5th Street. There may only be right-ins and right-outs with respect to Azure Avenue and Regena Avenue so access to the site would be somewhat restricted, although it was a 150 right-of-way, there will still be some issues. The area had changed and there have been some other zoning components. A pedestrian friendly environment could be created along North 5th Street. Mr. Gronauer believed he had a compelling argument to change the Master Plan to high density, change the zoning to R-3 and to approve the vacation of Hope Street.

Vice-Chairman Jo Cato opened the Public Hearing. The following participants came

forward:

- **Al Yates, 1108 Nevada Blaze, North Las Vegas, NV 89032** stated he did not receive notification of the change and was opposed as he was concerned about the high traffic an apartment complex would bring to the area. He also stated apartments were not maintained in the same category as people in privately owned homes and would eliminate potential infrastructure in the neighborhood that he was looking forward to.
- **Richard Powell, 885 E. Regena Avenue, North Las Vegas, NV 89032** stated his property was the 2 ½ acres next to the proposed project. He was concerned the development in the area was all geared to the mixed use commercial and residential. That section chops into the middle of what had been planned and developed in the area. He realized he would be giving up his property. He planned to move into the area where Mr. Yates lived and understood there would be commercial to support residents in the area. He also stated he did not feel the current infrastructure would support the density.

Vice-Chairman Cato closed the Public Hearing.

Mr. Gronauer stated Nevada Blaze was on the east side of Donna Street and, depending on where Mr. Yates lived, was probably out of the notification area; but the area was already planned for commercial use. Whether it was commercial or multi-family, there would be different impacts in the area and infrastructure would be built. If there was no intensity and density on North 5th Street, the light rail that was planned would not be as successful if single-family homes were put in or required hundreds of acres of commercial. With respect to the infrastructure, the area of North 5th Street, Donna Street, and Azure Avenue would be totally different years down the road. The most intense uses would be on North 5th Street. Mr. Powell's 2 ½ acre site was probably already master planned in the commercial area and the area would change as development occurred.

Commissioner Dean Leavitt asked Staff the location of the development that came before Council with relationship to the North 5th Street Corridor and Council asked if the developer could come back with a higher density. Marc Jordan, Planner responded that was an area located at 215 and North 5th Street which was represented by Mr. Gronauer. That was where the applicant asked for an amendment to the Comprehensive Plan for medium high density and also one for medium low density and Council indicated they were looking for something with a more intense use. Commissioner Leavitt asked if apartments would be more intense than single-family homes. Mr. Jordan responded they would.

Mr. Jordan stated approximately three years ago, the Commission did a study on the Centennial corridor and this particular intersection was examined as to how much commercial would be warranted. The Comprehensive Plan supported approximately 120

acres at one time and it had changed since that time. Part of it has been rezoned to multi-family which was R-3 and was approved for 18 units per acre, which was the same as what was being proposed with this application. In relation to that, there were no changes made to the Comprehensive Plan, so the area had been progressively developing and being approved as commercial. This particular area, the properties to the north had been steadily rezoned to commercial uses. The two parcels on the westerly side adjacent to North 5th Street were zoned PUD, but the PUD was not just comprised of those two parcels, it was comprised as the four parcels to the south. The rezoning would be amending the existing PUD. The PUD was approved for commercial; therefore, there was commercial approved for the south side of Azure Avenue. If this were rezoned, an existing PUD would be divided, which would lead to other land use for the area south of Azure Avenue. It may not be compatible and may encourage another developer to come in with some other type of land use, so Staff was not just looking at the specific site under consideration, they were examining the whole area, including the existing PUD, trying to ensure there was appropriate land use designations in the area as well as something compatible with each other and also trying to keep in mind the transit corridor along North 5th Street.

Commissioner Dilip Trivedi asked the applicant or Staff if they had a picture showing the high density residential on North 5th Street. Mr. Gronauer showed a picture and pointed out the locations of the different densities. Commissioner Trivedi concurred with the applicant that higher density residential was needed on North 5th Street.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

9. **VAC-25-05 (21636) AZURE & NORTH 5TH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ALLIANCE RESIDENTIAL COMPANY, ON BEHALF OF UNLIMITED HOLDINGS, INC., PROPERTY OWNER, TO VACATE A PORTION OF HOPE STREET FROM REGENA AVENUE TO AZURE AVENUE, APPROXIMATELY 605 LINEAL FEET. THE ASSESSOR'S PARCEL NUMBER IS 124-26-103-003.**

The application was presented by Mary Aldava, Planner on behalf of Staff who indicated Staff was recommending VAC-25-05 be continued indefinitely to allow the applicant to submit a site plan to allow Public Works Staff the opportunity to analyze the impacts of the project on the site and the surrounding development as it related to Hope Street.

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 would like to incorporate his comments from Item Nos. 7 and 8 into this item and asked to move forward with the vacation as he believed without residential or commercial here, it made sense to combine the parcels. He stated there was also a site development plan that would follow this application in approximately two weeks.

The following comments were from Item Nos. 7 and 8:

Item Nos. 7 and 8 were presented together.

The application was presented by Mary Aldava, Planner on behalf of Staff who indicated Staff was recommending denial of AMP-35-05 as the amendment did not support the major transit corridor that was to run along North 5th Street nor would it support future commercial at this intersection. Amending the Comprehensive Plan would create an unbalanced projection that was not in line with anticipated future cost of services within the area. Therefore, Staff was recommending that AMP-35-05 and ZN-45-05 be denied as the subject site did not comply with the guidelines established in the Comprehensive Plan, including the goal of creating a viable commercial node centered on the intersection of Centennial Parkway and North 5th Street.

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 was going to work backwards, even though the vacation had not been introduced yet, he was going to refer to that first and then would get into the amendment to the master plan and zone change. He stated the property was a 15 acre site. There was a roadway, Hope Street, which he believed should be vacated because if you took a look at the ownership of the parcels in the area, the ownership was under one entity and by doing so, even if he

asked for commercial development at this time or came in with a residential development, because of Hope Street being there, it would break up the property and he felt you wanted to encourage some type of development that would have some continuity within a development itself. Mr. Gronauer stated his office represented a mini-storage facility in the area of Donna Street, Hope Street and Centennial Parkway. The applicant applied for a vacation and Staff requested them to further vacate Hope Street, not just from their property line, but all the way to Regena Avenue. At that time, they revised their legal descriptions and notification came back out and they were approved for the vacation of Hope Street between Centennial Parkway and Regena Avenue. If a road was being required on Hope Street, that becomes more of a hindrance than a benefit to the City, because if you try to get to Centennial Parkway from Hope Street, the quickest way would be from Regena and then head east or west onto North 5th Street or Donna Street to get there. Alliance was looking at this property because multi-family had not been wanted in areas such as Lone Mountain Road and Simmons Street, North 5th Street and Commerce Street and on Craig Road as there was a stigma associated with multi-family developments. A few weeks ago, George Garcia represented a development on North 5th Street and Craig Road for a 165 acre commercial mixed use lifestyle type of center. That would be one of the anchors in the area as far as major commercial development, along with the other development on Craig Road. As you head north on North 5th Street and get off at Deer Springs, the lite-rail system was being proposed to go through what was another regional mall facility and would be known as a regional retail village that would be a mixed use component, which would be before the Commission in the next two weeks. It is over 120 acres and over two million square feet of commercial space. There are anchors along the North 5th Street corridor. When there are large commercial uses, a lot of the commercial development planned for the areas, would not necessarily be developed because the anchor tenants, like Home Depot, Albertsons, Smiths, those types of businesses would go in those areas. There were some restraints on the subject property which gave another compelling reason to amend the Master Plan. Much of the property in the area was master planned and would be changed. No matter what jurisdiction you were in, everybody wanted mixed use commercial. One of the problems in trying to integrate a nodal commercial area, in the area of Centennial Parkway and North 5th Street, was it was more of a mixed use concept. There was some commercial in the front and some residential in the back that had not been approved yet. On the south side, closer to the proposed project, was already master planned and most was zoned for commercial development. There was already a mini-storage facility which would block the view of any other type of commercial development. In addition, the Walgreens currently planned, may be moved to a different location. If that was done and there was another pad, and there were single individual one acre lots that were owned, it would be very difficult to make a true nodal commercial area. On the opposite side of the street there was a little flagship, that was changed from medium-high density to commercial, there was Buffalo Wild Wings

and some other commercial development on the other side of the property on North 5th Street along Centennial Parkway. There were several constraints on the property. If the property could be developed as commercial, there was a problem with Regena Avenue as it was a 60 foot wide street and he did not feel it would be a cohesive development with a road that would separate the various uses. Also, access to the property was another constraint to development. They had designed the access points off of Regena Avenue and Azure Avenue as they were not guaranteed curb cuts on North 5th Street. There may only be right-ins and right-outs with respect to Azure Avenue and Regena Avenue so access to the site would be somewhat restricted, although it was a 150 right-of-way, there will still be some issues. The area had changed and there have been some other zoning components. A pedestrian friendly environment could be created along North 5th Street. Mr. Gronauer believed he had a compelling argument to change the Master Plan to high density, change the zoning to R-3 and to approve the vacation of Hope Street.

Vice-Chairman Jo Cato opened the Public Hearing. The following participants came forward:

- **Al Yates, 1108 Nevada Blaze, North Las Vegas, NV 89032** stated he did not receive notification of the change and was opposed as he was concerned about the high traffic an apartment complex would bring to the area. He also stated apartments were not maintained in the same category as people in privately owned homes and would eliminate potential infrastructure in the neighborhood that he was looking forward to.
- **Richard Powell, 885 E. Regena Avenue, North Las Vegas, NV 89032** stated his property was the 2 ½ acres next to the proposed project. He was concerned the development in the area was all geared to the mixed use commercial and residential. That section chops into the middle of what had been planned and developed in the area. He realized he would be giving up his property. He planned to move into the area where Mr. Yates lived and understood there would be commercial to support residents in the area. He also stated he did not feel the current infrastructure would support the density.

Vice-Chairman Cato closed the Public Hearing.

Mr. Gronauer stated Nevada Blaze was on the east side of Donna Street and, depending on where Mr. Yates lived, was probably out of the notification area; but the area was already planned for commercial use. Whether it was commercial or multi-family, there would be different impacts in the area and infrastructure would be built. If there was no intensity and density on North 5th Street, the light rail that was planned would not be as

successful if single-family homes were put in or required hundreds of acres of commercial. With respect to the infrastructure, the area of North 5th Street, Donna Street, and Azure Avenue would be totally different years down the road. The most intense uses would be on North 5th Street. Mr. Powell's 2 ½ acre site was probably already master planned in the commercial area and the area would change as development occurred.

Commissioner Dean Leavitt asked Staff the location of the development that came before Council with relationship to the North 5th Street Corridor and Council asked if the developer could come back with a higher density. Marc Jordan, Planner responded that was an area located at 215 and North 5th Street which was represented by Mr. Gronauer. That was where the applicant asked for an amendment to the Comprehensive Plan for medium high density and also one for medium low density and Council indicated they were looking for something with a more intense use. Commissioner Leavitt asked if apartments would be more intense than single-family homes. Mr. Jordan responded they would.

Mr. Jordan stated approximately three years ago, the Commission did a study on the Centennial corridor and this particular intersection was examined as to how much commercial would be warranted. The Comprehensive Plan supported approximately 120 acres at one time and it had changed since that time. Part of it has been rezoned to multi-family which was R-3 and was approved for 18 units per acre, which was the same as what was being proposed with this application. In relation to that, there were no changes made to the Comprehensive Plan, so the area had been progressively developing and being approved as commercial. This particular area, the properties to the north had been steadily rezoned to commercial uses. The two parcels on the westerly side adjacent to North 5th Street were zoned PUD, but the PUD was not just comprised of those two parcels, it was comprised as the four parcels to the south. The rezoning would be amending the existing PUD. The PUD was approved for commercial; therefore, there was commercial approved for the south side of Azure Avenue. If this were rezoned, an existing PUD would be divided, which would lead to other land use for the area south of Azure Avenue. It may not be compatible and may encourage another developer to come in with some other type of land use, so Staff was not just looking at the specific site under consideration, they were examining the whole area, including the existing PUD, trying to ensure there was appropriate land use designations in the area as well as something compatible with each other and also trying to keep in mind the transit corridor along North 5th Street.

Commissioner Dilip Trivedi asked the applicant or Staff if they had a picture showing the high density residential on North 5th Street. Mr. Gronauer showed a picture and pointed out the locations of the different densities. Commissioner Trivedi concurred with the applicant that higher density residential was needed on North 5th Street.

Commissioner Harry Shull asked Staff if their position to continue indefinitely had changed

now that AMP and Zone Change had been approved. Kevin Futch of Public Works responded they would like to continue the vacation until they have seen the site plan. If that was being presented in two weeks, he would be agreeable to two week continuance. Mr. Gronauer stated he would agree to a two week continuance.

ACTION: CONTINUED TO AUGUST 24, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

10. **VAC-24-05 (21635) CRAIG COMMERCE PLAZA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ACE ENGINEERING, ON BEHALF OF MFE, INC., PROPERTY OWNER, TO VACATE A PORTION OF COMMERCE STREET COMMENCING APPROXIMATELY 100 FEET SOUTH OF THE INTERSECTION OF CRAIG ROAD AND PROCEEDING SOUTH APPROXIMATELY 185 FEET, REMOVING THE BUS TURN-OUT LANE. THE ASSESSOR'S PARCEL NUMBER IS 139-03-311-012.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of VAC-24-05 subject to the following condition:

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

Andrea Tuttle, 594 Cellars Place, Henderson, NV 89014 appeared on behalf of the applicant stating she concurred with Staff recommendation.

Vice-Chairman Jo Cato opened the Public Hearing. There was no public participation.

Vice-Chairman Cato closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

11. UN-75-05 (21628) DOCTOR AUTO (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SUN WEST, ON BEHALF OF SUN WEST SIMMONS MARKETPLACE, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE SERVICE FACILITY. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ANN ROAD AND FERRELL STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-32-116-002.

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of UN-75-05 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 the development of this site be in compliance with the Commercial Development Standards and Design Guidelines, with the exception that the building pad location is not required to be at the minimum front setback line and parking / drive aisles are allowed between the building and the perimeter landscaping along Ann Road; and
3. That UN-75-05 is site-specific, non-transferable and shall only apply to Building 1, as identified on the submitted site plan; and
4. That the pedestrian plaza area be completed prior to the issuance of a Certificate of Occupancy for Building 1 or Building 2, whichever is first; and
5. That the development of this site be in compliance with all applicable conditions of SPR-20-04, UN-05-04, UN-67-04, UN-88-04, UN-91-04, SPR-41-05 and T-1033; and
6. That the building generally be consistent with the submitted elevations, with the addition of the "diamonds" and extending reveals added to the south- and west-facing walls. All exposed split-faced CMU blocks shall be replaced with Coronado Stone Mountain Ledge Dakota Brown veneer; and
7. That the trash enclosure detail be revised to include a roof; and

8. The main exterior stucco field shall be “Sherwin Williams, SW1005 ‘Silverado’”; and
9. Exterior roof ladders shall not be permitted. Access to the roof shall be from within the building; and
10. All exposed metal shall be texture painted to resemble stucco; and
11. If fabric awnings are proposed, they shall be Sunbrella material or a suitable alternative acceptable to the City prior to the issuance of a building permit; and
12. Utility vaults shall not be located within required landscape areas; and
13. Exterior down spouts shall not be permitted. All roof drainage shall be through internal down spouts; and
14. All auto service activities shall take place within the building. During normal business hours, all vehicles awaiting service shall be parked in legal parking stalls. No outdoor storage of vehicles is permitted while the business is closed.

Vice-Chairman Jo Cato moved Item No. 21, SPR-41-05 forward to be heard with this item.

Robert Pritchard, 7570 West Flamingo Road, Las Vegas, NV appeared on behalf of the applicant stating he concurred with Staff recommendation.

Vice-Chairman Jo Cato opened the Public Hearing. The following participants came forward:

Darlene Woodard, 5444 Flying Arrow Place, North Las Vegas, NV 89031 stated she was opposed to the application as there was a tire store next door to the proposed project and there would be a lot of noise and was close to residential.

Eleanor Bradley, 5448 Flying Arrow Place, North Las Vegas, NV 89031 stated she was opposed to the application due to the increased noise and there was already a tire shop in the area.

Vice-Chairman Cato closed the Public Hearing.

Commissioner Dean Leavitt asked the applicant how many bays or shops would be in the facility. Mr. Pritchard responded there would be eight bays. Commissioner Leavitt asked if each bay was available for lease or if it was all one user. The applicant responded it was all for one user, Dr. Auto. There was a portion for the office and the bays would have ten

foot doors with two feet in between each. Mr. Pritchard made a correction, that there was six bays. Commissioner Leavitt asked what types of automotive services would be performed. Mr. Pritchard responded they were minor repairs. There would be no open flame or hazardous materials. It was a little different use than the tire shop. There would be oil changes, and tune-ups. Commissioner Leavitt asked if there would be overnight outside parking. Mr. Pritchard responded there may be. Commissioner Leavitt stated there could not be overnight parking outside. All vehicles must be kept in the shop. Mr. Pritchard stated he understood; there would be no storage of vehicles outside.

Commissioner Harry Shull asked the applicant if he concurred with Staff recommendation. Commissioner Shull asked Staff if the building pad location was in conformance with the Commercial Development Standards and Design Guidelines referred to in Condition No. 2. Mr. Eastman responded the waiver was Item No. 21, SPR-41-05, which was being supported since the other buildings in Simmons Marketplace were already set back and they had already set that trend; therefore, approval of that waiver was recommended.

Commissioner Steve Brown stated there was an auto repair shop going in on Simmons Street north of Ann Road and he was concerned with the noise. He asked Staff to explain the ordinances regarding noise, so the residents understood they were protected from the noise of a facility of this type. Mr. Jordan explained all repair work must take place in the building. They cannot do any repairs outside and the ordinance had a requirement regarding noise, that states you cannot exceed 65 decibels at the property line. He also stated the waiver for the building orientation was also being considered with this. The related item is for the retail building, so Condition No. 2 would be for the site to comply with the Commercial Design Guidelines giving them the one exception to the building orientation and in reviewing this, Staff could not find anything wrong with the site other than that.

Commissioner Angelo Carvalho asked the applicant if they had air ducting systems in place for the facility to put on exhaust, because when a tune-up was performed, they would have injection cleaning which pollutes and smells very bad. The applicant responded the minimum standards were being met as far as the evacuation. There was an exhaust system that takes the air and removes it from the building.

Vice-Chairman Cato asked Staff if there was some type of health standards the business would be held to. Jimmy Johnson of the Fire Department responded an air evacuation system was required by codes and standards to recirculate a certain amount of air CFM's based on a fixed and finite number. There was nothing that pertained to the removal of hydrocarbons in it as the codes states. If they do exceed a level, that would be something that would be related to an OSHA standard that would not fall under their jurisdiction.

Commissioner Leavitt asked if the motion maker would need to identify the waiver in the

application or if Condition No. 2 satisfied the waiver. Mr. Eastman stated Condition No. 2 satisfied the waiver.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

Item No. 21 was heard next.

12. UN-72-05 (21495) GRAND TETON/SUBSTATION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NEVADA POWER COMPANY, ON BEHALF OF THE UNITED STATES OF AMERICA, PROPERTY OWNER, FOR A USE PERMIT IN AN O-L OPEN LAND DISTRICT TO ALLOW AN ELECTRICAL SUBSTATION. THE PROPERTY IS LOCATED EAST OF ALIANTE PARKWAY AND APPROXIMATELY 330 FEET NORTH OF GRAND TETON DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-08-000-001.

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

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. UN-72-05 is site-specific and non-transferable; and
3. Landscaping along Aliante Parkway shall comply with the Aliante Design Standards; and
4. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
5. 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*:
 - a. Aliante Parkway

Michelle Baltz, Nevada Power Company, 6226 West Sahara Avenue, Las Vegas, NV stated the substation was being located in accordance with the Master Plan and concurred with Staff recommendation.

Vice-Chairman Jo Cato opened the Public Hearing. The following participant came forward:

Ann Thompson, 3428 Herring Gull Lane, North Las Vegas 89030 asked how large the substation would be and how it would be landscaped as her home was a few houses away. Ms. Baltz responded the landscape buffer would be 25 feet along Aliante Parkway and showed the plan to Ms. Thompson. The walls would be 14' tall to block the view of equipment from the street.

Vice-Chairman Cato closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

Item No. 15 was heard next.

13. **VAC-23-05 (21474) CRAIG ROAD CONDOS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CRAIG ROAD, LLC, PROPERTY OWNER, TO VACATE A PORTION OF VANDENBERG DRIVE FROM CRAIG ROAD AND PROCEEDING SOUTH APPROXIMATELY 572 LINEAL FEET. THE ASSESSOR'S PARCEL NUMBERS ARE 140-06-601-006 AND 140-06-701-028.**

It was requested by the applicant to continue VAC-23-05 for 30 days as they need an opportunity to have a meeting with Staff to address some issues.

Vice-Chairman Jo Cato opened the Public Hearing. The following participants came forward:

- **Renee' Albert, 4111 Pistachio Nut Avenue, Las Vegas, NV 89115** stated the neighborhood was strongly in support of the vacation of Vandenburg/Macadamia. He felt that if Vandenberg/Macadamia was open to Craig Road, it would create a very dangerous situation for children in their neighborhood due to traffic. Copies of petition circulated through the neighborhood were given to the Commission. Seventy-one out of a possible 100 residents signed the petition supporting the vacation.
- **Zuzana Herchik, 4016 Pistachio Nut, Las Vegas, NV 89115** stated she was in support of the vacation and understood the County was against the vacation.

Vice-Chairman Cato stated the Public Hearing would remain open.

ACTION: CONTINUED TO SEPTEMBER 14, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

Item No. 24 was heard next.

14. **ZN-55-05 (21637) VILLA SORENO (PUBLIC HEARING). AN APPLICATION SUBMITTED BY VILLA SERENO, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 90 TOWNHOUSE UNITS. THE PROPERTY IS LOCATED WEST OF NORTH 5TH STREET AND APPROXIMATELY 350 FEET NORTH OF AZURE AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-27-504-002, 124-27-504-004 AND 124-27-504-006.**

It was requested by the applicant to continue ZN-55-05 to August 24, 2005.

Vice-Chairman Jo Cato opened the Public Hearing. There was no public participation.

Vice-Chairman Cato stated the Public Hearing would remain open.

ACTION: CONTINUED TO AUGUST 24, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

Item No. 34 was heard next.

15. ZOA-09-05 (21594) MINI-STORAGE OFF-STREET PARKING (PUBLIC HEARING). AN ORDINANCE AMENDMENT INITIATED BY STORAGE ONE TO AMEND TITLE 17 (ZONING ORDINANCE) SECTIONS 17.24.140(E)(2) AND 17.24.020(C)(15)(B)(5) TO CHANGE THE NUMBER OF PARKING SPACES REQUIRED FOR MINI-WAREHOUSE FACILITIES, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of ZOA-09-05 subject to the recommendation in the Staff Report, which is one parking space for every 50 storage cubicles, two parking spaces for the onsite caretaker and five parking spaces on the outside, with a change to the walls.

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.

Vice-Chairman Jo Cato opened the Public Hearing. There was no public participation.

Vice-Chairman Cato closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

16. FDP-12-05 (21595) TROPICAL SANDS. AN APPLICATION SUBMITTED BY R L HOMES LLC, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 21 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF TROPICAL PARKWAY AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-27-202-005.

The application was presented by Mary Aldava, Planner on behalf of Staff who indicated Staff was recommending approval of FDP-12-05 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 the development comply with all conditions of approval of ZN-89-04 and T-1128.
3. The following park amenities shall be provided within the open space:
 - a. Circuitous lighted paths
 - b. A minimum of 20 24-inch box trees per acre
 - c. At least 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada
 - d. At least one large open space area for group/organized play
 - e. One large group shade area / gazebo (30' diameter), lighted (waived)*
 - f. Picnic tables and barbecue grills
 - g. Benches spaced along park pathways
 - h. Bicycle racks at playground
 - i. Details of amenities to be provided
4. Permits are required for all structures except as exempted by the CNLV Municipal Code, Building Administrative Code Section 15.72.140 B. & C.
5. Construction of the Developed Open Space is to be started no later than the issuance of the 7th building permit, and completed upon the issuance of the 14 permit.

Stephanie Allen, 3800 Howard Hughes Parkway, Las Vegas, NV appeared on behalf of the applicant stating she concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

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

Vice-Chairman Jo Cato recognized Councilman Shari Buck.

17. T-1193 (21630) SIMMONS/GILMORE. AN APPLICATION SUBMITTED BY ALEX COLEMAN LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-1 SINGLE FAMILY RESIDENTIAL DISTRICT CONSISTING OF 24 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED SOUTH OF GILMORE AVENUE AND APPROXIMATELY 285 FEET WEST OF SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-08-201-005.

The application was presented by Mary Aldava, Planner on behalf of Staff who indicated Staff was recommending continuance of T-1193 to allow the applicant sufficient time to address all issues of concern stated in the analysis section of the Staff Report. If the Commission desires to approve T-1193 Staff recommends the following conditions with the deletion of Condition Nos. 12 and 17:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. That the development shall comply with the Single-Family Design Standards, including but not limited to the perimeter landscaping proposed along Lots 1 and 15 will need to be shown as common elements and maintained by the homeowner's association.
3. That the development shall comply with the R-1, Single-Family Residential district requirements, including but not limited to lot width.
4. That Lots 16, 17 and 18 shall not exceed two times the width of the lot.
5. Turning radii along fire access lane shall be designed in accordance with the Fire Code.
6. All known geologic hazards shall be shown on 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.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. The preliminary street section(s) shown on the plans shall be used for planning

- purposes only; the actual thickness of the pavement sections, for public and private streets, will be determined by the Department of Public Works.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans.
 10. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Simmons Street.
 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:
 - a. Gilmore Avenue
 - b. Logan Avenue
 12. Additional pavement shall be installed on Gilmore Avenue from the easterly boundary of the project to Simmons Street. The required pavement shall accommodate the entire width of the intersection.
 13. The property owner is required to grant roadway easements where public and private streets intersect.
 14. As the developer is proposing not to establish a Homeowner's Association, a maintenance district must be created to maintain the perimeter landscaping and interior private streets.
 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 off-site improvements must be completed prior to final inspection of the first home.
 18. Proposed residential driveway slopes shall not exceed twelve percent (12%).

George Garcia of G.C. Garcia, Inc. 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014 appeared on behalf of the applicant stating he had provided Staff with a revised set of plans and the tentative map would be discussed at this meeting. The issue as to the homeowner's association had been corrected and they had been made common lots. The only difference, the project is subject to a landscape maintenance association rather than a homeowner's association. The difference is basically that other than the landscaping,

there was no real purpose for the homeowner's association. He stated he would agree to Condition No. 14 with the modification, essentially that it be a landscape maintenance association and he concurred with all other conditions with the deletion of Condition Nos. 12 and 17.

Commissioner Dean Leavitt asked the applicant about the lot sizes. Mr. Garcia responded the elongated lots on the side could be reworked but, other than the fact that they were a little longer, he did not feel they would cause any problems. The access feeds off the internal cul-de-sac with the exception of one lot.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION WITH THE DELETION OF CONDITIONS NOS. 12 AND 17 AND CONDITION NO. 14 AMENDED TO READ:

14. AS THE DEVELOPER IS PROPOSING NOT TO ESTABLISH A HOMEOWNER'S ASSOCIATION, A LANDSCAPE MAINTENANCE DISTRICT MUST BE CREATED TO MAINTAIN THE PERIMETER LANDSCAPING AND INTERIOR PRIVATE STREETS.

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

18. **FDP-13-05 (21613) PROVANCE EAST. AN APPLICATION SUBMITTED BY U S HOME CORPORATION, ON BEHALF OF CELEBRATE HOLDING LLC, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 262 UNITS OF MULTIFAMILY DWELLINGS. THE PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF SIMMONS STREET AND GOWAN DRAIN CHANNEL. THE ASSESSOR'S PARCEL NUMBERS ARE 139-05-601-002, 139-05-601-003, 139-05-601-004, 139-05-601-006, 139-05-601-007, 139-05-601-008, 139-05-601-009, 139-05-601-010, 139-05-601-033, 139-05-601-039, 139-05-601-041 AND 139-05-601-042.**

Commissioner Harry Shull stated he would be abstaining as his company sold the property to the applicant.

The application was presented by Robert Eastman on behalf of Staff who indicated Staff was recommending approval of FDP-13-05 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. The development shall comply with the conditions of approval for ZN-126-04.
3. In the landscape buffer areas to the rear of buildings thirteen (13) through sixteen (16) and to the east of buildings 28, 29 and 32, the landscape plan shall include 24" box trees a minimum of every fifteen (15) feet on center and approved plant materials to provide a minimum ground coverage of 60% at maturity (not including trees).
4. The site plan for this final development plan shall be revised prior to submittal of the final map if the applicant does not receive an approval for a waiver of the Subdivision Ordinance (Title 16) requirement for a seven-foot setback between the driveway and the property line.
5. Safe pedestrian pathways utilizing alternative paving methods along the drive aisles shall be located as shown on the site plan for this final development plan. The alternative paving material shall consist of textured dyed concrete, asphalt, brick pavers, or as approved by staff.
6. A minimum of five (5) feet of landscaping will be maintained by the homeowners association adjoining lots 35, 52, and 53. The developer shall disclose that this area is to be reserved for landscaping.

7. Fire access lanes shall be designed in accordance with Fire Code requirements.
8. The following park amenities shall be provided within the open space:
 - a. Circuitous lighted paths
 - b. A minimum of 20 24-inch box trees per acre
 - c. At least 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface (ref: ASTM Playground Equipment for Public Use, sec. 6.2-6.3), and accompanying shade ramadas
 - d. At least one large open space area for group / organized play
 - e. Five large (20' x 20') ramada/gazebos
 - f. Swimming pool with clubhouse
 - g. Minimum of seven (7) benches spaced along park pathways
 - h. Picnic tables and barbecue grills
 - i. One half-court basketball court
 - j. Doggie stations at grass areas
 - k. Bicycle racks at playground
 - l. Details of amenities to be provided

Corey Lieber, 2270 Corporate Circle, 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: Vice-Chairman Cato, Commissioners Leavitt, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: Commissioner Shull

19. **T-1191 (21522) CRAIG & SIMMONS EAST. AN APPLICATION SUBMITTED BY CELEBRATE HOMES, ON BEHALF OF CELEBRATE PROPERTIES LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF ONE (1) COMMERCIAL LOT. THE PROPERTY IS LOCATED APPROXIMATELY 280 FEET EAST OF SIMMONS STREET AND CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-05-601-040, 139-05-601-043 AND 139-05-601-044.**

Commissioner Harry Shull stated he would be abstaining as his company was the applicant.

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of T-1191 subject to the 11 conditions listed on the Staff Report and six conditions added by the Utilities Department as follows:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. The development shall comply with the conditions of approval for ZN-126-04.
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 Craig Road.
7. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.

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. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
10. The property owner is required to grant a roadway easement for commercial driveway(s).
11. The property owner is required to sign a restrictive covenant for utilities.
12. Craig Road has a no cut street policy in effect. The City of North Las Vegas Development and Flood Control Public Works Department will not allow any cutting of the roadway section within the public right-of-way on Craig, including excavation required for the installation of new utility laterals and/or water and sewer mains.
13. Revise the tentative map to show the correct number and size of existing water and sewer lines. The water service stubs are 6" not 8" and the sewer service stub is 8" not 18". An additional 8" sewer service stub exists from the manhole south of the western most entrance to the parcel. (See attached sheets U1 and U10 of the Craig Road Phase I Drawings, and tentative map redlines.)
14. At a minimum, the applicant shall provide a water network analysis per section 2.03 of the latest edition of the Uniform Design and Construction Standards for potable water distribution systems (UDACS). Said analysis to be reviewed and approved by the City of North Las Vegas Utilities Department Staff prior to submitting civil plans for the project.
15. Applicant shall acquire and grant any necessary utility easements to the City, in order to provide an adequately sized looped water system.
16. The applicant shall provide proof that a looped water system can be provided meeting the requirements of Conditions 3 and 4 above.
17. Records show two wells on site; the wells will need to be abandoned per UDACS 2.16.

Dean Rasmussen, 7391 Prairie Falcon Road, Las Vegas, NV appeared on behalf of the applicant stating he concurred with Staff recommendation, including the addition of conditions added by the Utilities Department.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION WITH THE ADDITION OF THE CONDITIONS ADDED BY THE UTILITIES DEPARTMENT.

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: Commissioner Shull

20. T-1194 (21632) DECATUR/GRAND TETON. AN APPLICATION SUBMITTED BY K B HOME NEVADA INC., ON BEHALF OF TETON FAMILY LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E RANCH ESTATES RESIDENTIAL DISTRICT CONSISTING OF 37 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED APPROXIMATELY 630 FEET NORTH OF GRAND TETON DRIVE AND DECATUR BOULEVARD . THE ASSESSOR'S PARCEL NUMBERS ARE 124-07-401-001 AND 124-07-401-002.

The application was presented by Robert Eastman, Planner on behalf of Staff who indicated Staff was recommending approval of T-1194 subject to the following recommended conditions:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. All required landscaping areas and shall be labeled as common elements.
3. The emergency, utility, and pedestrian access easement located in the southwest corner of the development shall meet the minimum width as required by the Fire Department, be labeled as a common element and be landscaped subject to staff review and approval.
4. The design and materials used for the construction of the proposed emergency, utility and pedestrian access easement as shown on the tentative map shall be considered conceptual. Final materials shall be subject to staff review and approval.
5. A minimum of two means of Fire Department access are required into this development. Fire Department access requires a minimum of twenty-four (24) feet.
6. Access gates shall meet Fire Department requirements.
7. 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.

8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. City of Las Vegas concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
10. Acceptance of this Tentative Map shall not be construed to be approval of any flood control/storm drain facilities shown; approval of any drainage concepts or facilities are contingent upon the approval of the Technical Drainage Study for the development.
11. The preliminary street section(s) shown on the plans shall be used for planning purposes only; the actual thickness of the pavement sections, for public and private streets, will be determined by the Department of Public Works.
12. Approval of a traffic study is required prior to submittal of the civil improvement plans.
13. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Decatur Boulevard.
14. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100.B:
 - a. Decatur Boulevard
15. All common elements shall be labeled and are to be maintained by the Home Owners Association.
16. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
17. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
18. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
19. A revocable encroachment permit for landscaping within the public right of way is

required.

20. All off-site improvements must be completed prior to final inspection of the first home.
21. Proposed residential driveway slopes shall not exceed twelve percent (12%).
22. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.
23. Written verification must be submitted to the Clark County Health District from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the map or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.
24. A letter from the appropriate sewer agency must be submitted to the Clark County Health Department stating that service from the existing system of community sewerage will be extended to the subdivision and the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service.
25. A letter from the appropriate water utility must be submitted to the Clark County Health Department stating that it will supply water for domestic and fire protection purposes, that the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part I, and that the capacity is available to meet the demands of the system.
26. Improvement plans must be submitted to the Clark County Health District for review and approval before the final map can be signed. Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all utility plans to expedite review of the required sewer "BACK WATER VALVES" on the improvement plans.

Stephanie Allen, 3600 Howard Hughes Parkway, Las Vegas, NV appeared on behalf of the applicant stating she concurred with Staff recommendation.

Robert Eastman stated Condition No. 20 should be deleted.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION WITH THE
DELETION OF CONDITION NO. 20

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

21. **SPR-41-05 (21625) SUN WEST SIMMONS MARKETPLACE. AN APPLICATION SUBMITTED BY SUN WEST, ON BEHALF OF SUN WEST SIMMONS MARKETPLACE LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT FOR A WAIVER OF BUILDING ORIENTATION. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF FERRELL STREET AND ANN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-32-116-002.**

Item No. 11 and 21 were heard together.

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of SPR-41-05 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 the development of this site be in compliance with the Commercial Development Standards and Design Guidelines, with the exception that the building pad location is not required to be at the minimum front setback line and parking / drive aisles are allowed between the building and the perimeter landscaping along Ann Road; and
3. That SPR-41-05 is site-specific, non-transferable and shall only apply to Building 2, as identified on the submitted site plan; and
4. That the pedestrian plaza area be completed prior to the issuance of a Certificate of Occupancy for Building 1 or Building 2, whichever is first; and
5. That the development of this site be in compliance with all applicable conditions of SPR-20-04, UN-05-04, UN-67-04, UN-88-04, UN-91-04, UN-75-05 and T-1033; and
6. That the building generally be consistent with the submitted elevations, with the addition of the "diamonds" and extending reveals added to the south- and southwest-facing walls; and
7. That the trash enclosure detail be revised to include a roof; and
8. The building shall have Coronado Stone Mountain Ledge Dakota Brown in all areas identified as the wainscot and the main exterior stucco field shall be "Sherwin Williams, SW1005 'Silverado'"; and

9. Exterior roof ladders shall not be permitted. Access to the roof shall be from within the building; and
10. All exposed metal shall be texture painted to resemble stucco; and
11. If fabric awnings are proposed, they shall be Sunbrella material or a suitable alternative acceptable to the City prior to the issuance of a building permit; and
12. A minimum two bicycle parking stalls shall be provided. Said bicycle rack shall not replace required landscaping and shall not interfere with pedestrian or automobile traffic circulation; and
13. Utility vaults shall not be located within required landscape areas; and
14. Exterior down spouts shall not be permitted. All roof drainage shall be through internal down spouts; and
15. Approval of a drainage study update is required prior to submittal of the civil improvement plans.
16. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
17. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
18. All known geologic hazards shall be shown on the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
19. Approval of a traffic study is required prior to submittal of the civil improvement plans.
20. Adequate turning area must be provided at the far end of the drive aisle for backing vehicles.

Robert Pritchard, 7570 West Flamingo Road, Las Vegas, NV appeared on behalf of the applicant stating he concurred with Staff recommendation.

Comments from Item No. 11 were carried forward as follows:

Commissioner Dean Leavitt asked the applicant how many bays or shops would be in the facility. Mr. Pritchard responded there would be eight bays. Commissioner Leavitt asked if each bay was available for lease or if it was all one user. The applicant responded it was all for one user, Dr. Auto. There was a portion for the office and the bays would have ten foot doors with two feet in between each. Mr. Pritchard made a correction, that there was six bays. Commissioner Leavitt asked what types of automotive services would be performed. Mr. Pritchard responded they were minor repairs. There would be no open flame or hazardous materials. It was a little different use than the tire shop. There would be oil changes, and tune-ups. Commissioner Leavitt asked if there would be overnight outside parking. Mr. Pritchard responded there may be. Commissioner Leavitt stated there could not be overnight parking outside. All vehicles must be kept in the shop. Mr. Pritchard stated he understood; there would be no storage of vehicles outside.

Commissioner Harry Shull asked the applicant if he concurred with Staff recommendation. Commissioner Shull asked Staff if the building pad location was in conformance with the Commercial Development Standards and Design Guidelines referred to in Condition No. 2. Mr. Eastman responded the waiver was Item No. 21, SPR-41-05, which was being supported since the other buildings in Simmons Marketplace were already set back and they had already set that trend; therefore, approval of that waiver was recommended.

Commissioner Steve Brown stated there was an auto repair shop going in on Simmons Street north of Ann Road and he was concerned with the noise. He asked Staff to explain the ordinances regarding noise, so the residents understood they were protected from the noise of a facility of this type. Mr. Jordan explained all repair work must take place in the building. They cannot do any repairs outside and the ordinance had a requirement regarding noise, that states you cannot exceed 65 decibels at the property line. He also stated the waiver for the building orientation was also being considered with this. The related item is for the retail building, so Condition No. 2 would be for the site to comply with the Commercial Design Guidelines giving them the one exception to the building orientation and in reviewing this, Staff could not find anything wrong with the site other than that.

Commissioner Angelo Carvalho asked the applicant if they had air ducting systems in place for the facility to put on exhaust, because when a tune-up was performed, they would have injection cleaning which pollutes and smells very bad. The applicant responded the minimum standards were being met as far as the evacuation. There was an exhaust system that takes the air and removes it from the building.

Vice-Chairman Cato asked Staff if there was some type of health standards the business would be held to. Jimmy Johnson of the Fire Department responded an air evacuation

system was required by codes and standards to recirculate a certain amount of air CFM's based on a fixed and finite number. There was nothing that pertained to the removal of hydrocarbons in it as the codes states. If they do exceed a level, that would be something that would be related to an OSHA standard that would not fall under their jurisdiction.

Commissioner Leavitt asked if the motion maker would need to identify the waiver in the application or if Condition No. 2 satisfied the waiver. Mr. Eastman stated Condition No. 2 satisfied the waiver.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

Item No. 12 was heard next.

22. SPR-42-05 (21634) STATION PLAZA. AN APPLICATION SUBMITTED BY STATION PLAZA PARTNERS LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-2 GENERAL COMMERCIAL DISTRICT FOR DEVELOPMENT OF APPROXIMATELY 19.24 ACRES OF COMMERCIAL SITE. THE PROPERTY IS LOCATED APPROXIMATELY 400 FEET WEST OF ALLEN LANE AND ON THE SOUTH SIDE OF CAREY AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-19-501-010 AND 139-19-501-012.

The application was presented by Mary Aldava, Planner on behalf of Staff who indicated Staff was recommending continuance of SPR-42-05 to allow the applicant time to address the concerns raised in the analysis in the Staff Report; however, if the Commission desires to approve SPR-42-05, the following conditions are recommended:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That this development shall comply with the Commercial Development Standards and Design Guidelines, including but not limited to the following:
 - a. That foundation landscaping, or an approved alternative, be provided along all applicable sides of each building.
 - b. That a six-foot landscape strip be provided between every other row of head-to-head parking.
 - c. That a six-foot landscape planter be provided for every fifteen (15) stalls in a row and at each end of all rows of parking.
 - d. That all bale and pallet storage areas be screened by a decorative block wall designed to match the building.
 - e. That all trash enclosures be constructed to match the buildings, including roofs.
 - f. That no retaining walls be permitted that exceed six feet (6.00') in height. In instances where retaining walls greater than six feet are necessary, the walls shall be separated by a minimum five feet of landscaping; and
3. That the building shall substantially comply with the submitted elevations, including but not limited to the approved colors; and

4. That a minimum two bicycle parking stalls be provided for every 50,000 square feet of building and at least two parking spaces shall be within 100 feet of each buildings primary customer entrance, subject to review and approval by staff during the building permit application process. Said bicycle parking stalls shall not interfere with pedestrian accessways or required landscaping; and
5. That the all signs shall be subject to the Master Sign Program and the requirements set forth in the Zoning Ordinance. The sign locations indicated on the site plan shall not be approved or implied to be approved; and
6. All pedestrian plaza areas shall be buffered from vehicular drive aisles and parking stalls by a minimum ten feet (10.00') of landscaping. Said landscape buffer shall include shrubs sufficient to provide a minimum 60% ground cover within two years of planting, 24-inch box trees spaced not greater than 15 feet on-centers, large boulders and a berm or wall measuring three feet in height as measured from the adjacent drive aisles or parking stalls. The pedestrian plaza areas shall be provided with appropriate lighting and shade. A minimum 1,300 square feet of on-site pedestrian plaza area be constructed subject to the following:
 - a. a minimum 500 square feet shall be constructed within 20 feet of buildings 2, 3, 4 or 5 and prior to the issuance of a certificate of occupancy of the third building; and
 - b. a minimum 500 square feet shall be constructed within 20 feet of buildings A, B, C, D, E or F and prior to the issuance of a certificate of occupancy of the fourth building; and
 - c. a minimum 300 square feet shall be constructed within 20 feet of buildings 6 or 7 and prior to the issuance of a certificate of occupancy of the second building; and
7. That all pedestrian plaza areas be interconnected by ADA-compliant sidewalks. Said sidewalks shall also be connected to the perimeter streets and all primary customer entrances. Pedestrian plaza areas shall be a minimum 20 feet from all rights-of-way; and
8. That any pedestrian access from Carey Avenue or Lake Mead Boulevard that is adjacent to a vehicular access shall be separated from the back-of-curb by a minimum five feet (5.00') of landscaping.
9. This development shall be subject to all applicable conditions of SPR-55-04.

10. Approval of a traffic study is required prior to submittal of the civil improvement plans
11. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Lake Mead Boulevard and Carey Avenue if not already existing.
12. Approval of a drainage study update is required prior to submittal of the civil improvement plans.
13. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
14. All known geologic hazards shall be shown on the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
15. Turning radii along the fire access lane shall be designed in accordance with the Fire Code.
16. Fire access lanes shall be designed in accordance with Fire Code requirements.
17. The applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, and, depending upon the FAA's determination, obtain either a Permit from the Clark County Director of Aviation or a Variance from the AHABA prior to construction.

Richard Dooling, Station Plaza Partners, LLC, 3275 South Jones Blvd, Suite 103, Las Vegas, NV 89146 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: Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

- 23. T-1192 (21629) COLEMAN/GILMORE. AN APPLICATION SUBMITTED BY ALEX COLEMAN, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-1 SINGLE FAMILY RESIDENTIAL DISTRICT CONSISTING OF 117 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF COLEMAN STREET AND SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-08-501-001, 139-08-501 139-08-501-001-003, 139-08-501-004, 139-08-501-005, 139-08-501-007, 139-08-501-008, 139-08-501-009, 139-08-502-001, 139-08-502-003, 139-08-502-004, 139-08-502-007, 139-08-502-008, 139-08-502-011, AND 139-08-502-012.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of T-1192 with changes to the conditions listed on the Staff Report: The deletion of Condition No. 10; Condition No. 16 is being amended to add to the sentence "or another alternative as approved by the City." The applicant originally proposed that it be a landscape maintenance association; however, at this time, Staff would rather not make a decision on that, as they are not familiar with landscape maintenance associations. The addition of Condition No. 34 to read "Developer will agree to participate in a proportionate cost of improvements to the northeast quadrant of Simmons and Gilmore intersection." The following recommended conditions are listed in the Staff Report:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Ten (10) feet of corner lot landscaping shall be provided, which may include sidewalk.
3. The development shall not exceed 117 residential lots.
4. Minimum lot size shall be 6,000 square feet and comply with the standards set forth in the R-1, Single-Family Residential District.
5. All perimeter walls, corner side lot landscaping and common elements shall be owned and maintained by the Homeowners' Association.
6. Right-of-way dedication and construction of a CAT bus turn-out is required on Alexander Road near Simmons Street, per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
7. Right-of-way dedication and construction for a flared intersection, including a right turn lane, is required at Simmons Street and Alexander Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.

8. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100.B:
 - a. Simmons Street
 - b. Alexander Road
 - c. Fuselier Drive
 - d. Gilmore Avenue
9. Additional off-site street improvements, as required by the Director of Public Works, must be constructed adjacent to APN 139-08-501-002, 139-08-501-006, 139-08-502-002, 139-08-502-005, 139-08-502-006 and 139-08-502-009.
10. All off-site improvements must be completed prior to final inspection of the first home.
11. Proposed street widths of sixty (60) feet shall conform to the *City of North Las Vegas 60' Standard Street Section With Offset Sidewalk*.
12. Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas set forth in *Clark County Area Uniform Standard Drawing* No. 210. The use of roll curb will require an additional one foot of right of way.
13. Sidewalk is required on a minimum of one side of all interior, private streets.
14. Sidewalks shall be mapped as part of the private street or located within a common element and not part of the lot.
15. The property owner is required to grant roadway easements where public and private streets intersect.
16. All common elements shall be labeled and are to be maintained by the Home Owners Association.
17. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
18. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
19. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.

20. A revocable encroachment permit for landscaping within the public right of way is required.
21. Proposed residential driveway slopes shall not exceed twelve percent (12%).
22. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.
23. 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.
24. Approval of a traffic study is required prior to submittal of the civil improvement plans.
25. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Simmons Street and Alexander Road if not already existing.
26. Approval of a drainage study is required prior to submittal of the civil improvement plans.
27. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
28. The preliminary street section(s) shown on the plans shall be used for planning purposes only; the actual thickness of the pavement sections, for public and private streets, will be determined by the Department of Public Works.
29. The side lot easement(s) must be revised to a pedestrian access/public utility easement that conforms to *City of North Las Vegas Municipal Code 17.24.210.D.4.a*.
30. Turning Radii shall comply with all Fire Codes.
31. Lots numbered 2, 12, 25, 46, 47, 82 and 104 shall have their corner side lots labeled as common elements.

32. Lots numbered 16, 26, 27 and 30 shall have the large portions of undevelopable land labeled as common elements.
33. The undevelopable property located between Steelers Court and APN 139-08-502-002 shall be labeled as a common element.

George Garcia of G.C. Garcia, Inc. 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014 appeared on behalf of the applicant stating he agreed with Staff regarding the tentative map. He stated he had a major concern with Condition No. 10 which was deleted. Condition No. 9 contemplates that the developer for the subdivision would be responsible for all off-site improvements on the other properties. That is a unique concept in that it had never been a requirement and was not at the time the map was being prepared. He recognizes and agrees with the concern that the City Council and the Commission have, that there is a need to get away from sawtooth roads and things of that nature; but, to expect this applicant to be responsible for all improvements at 100% at their own expense was not appropriate and asked that Condition No. 9 be deleted. Regarding Condition No. 34, Mr. Garcia acknowledged Public Works' concern regarding the intersection and agreed to assist the City in a proportionate manner.

Mr. Jordan stated Staff was in agreement to deleting Condition No. 9. The condition read into the record was what Mr. Garcia discussed with Mr. Bell and as indicated, Staff had already recommended Condition No. 10 be deleted.

Mr. Garcia agreed to Condition No. 16, it was their intent to have a landscape maintenance district and he was willing to explore that with Staff.

Commissioner Steve Brown stated the biggest difference between a landscape association and a homeowner's association was there was no control over the residents, except you could sue them. There was no management company and no board. He asked what the surrounding properties were like. Mr. Garcia responded he did not know if there were other homeowner's associations in the vicinity. The maintenance district does have a board and they may have a property management company because they would still be dealing with the common areas to contract it out.

Commissioner Harry Shull stated the primary difference between a homeowners association and a landscape maintenance association (LMA) was that the LMA only takes care of the common area and the requirements by the State were much less as far as insurance, so the cost to the homeowners for the monthly maintenance to maintain the common areas was considerably less.

Planning and Zoning Director Jory Stewart stated Staff needed to work with Public Works on the landscape maintenance district requirements to make sure the City was set up to deal with that.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION WITH THE DELETION OF CONDITION NOS. 9 AND 10 AND CONDITION NO. 16 AMENDED AND CONDITION NO. 34 ADDED TO READ:

16. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR ANOTHER ALTERNATIVE APPROVED BY THE CITY.
34. DEVELOPER WILL AGREE TO PARTICIPATE IN A PROPORTIONATE COST OF IMPROVEMENTS TO THE NORTHEAST QUADRANT OF THE SIMMONS/GILMORE INTERSECTION.

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

OLD BUSINESS

24. **SPR-28-05 (20920) CRAIG ROAD CONDOS. AN APPLICATION SUBMITTED BY CRAIG ROAD LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT TO ALLOW A 152-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. (CONTINUED JUNE 22, 2005)**

It was requested by the applicant to continue SPR-28-05 to September 14, 2005

ACTION: CONTINUED TO SEPTEMBER 14, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

Item No. 27 was heard next.

- 25. SPR-35-05 (21227) CHEYENNE POINTE. AN APPLICATION SUBMITTED BY THE MONTECITO COMPANIES, ON BEHALF OF LAS VEGAS CORNERSI, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (PROPOSED C-2 GENERAL COMMERCIAL DISTRICT), A C-2 GENERAL COMMERCIAL DISTRICT, AND A C-P PROFESSIONAL OFFICE COMMERCIAL DISTRICT (PROPOSED C-2 GENERAL COMMERCIAL DISTRICT) TO ALLOW AN 87,814 SQUARE-FOOT RETAIL SITE. THE PROPERTY IS LOCATED EAST OF CIVIC CENTER DRIVE AND SOUTH OF CHEYENNE AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-14-512-159, 139-14-502-002, 139-14-511-001 AND 139-14-512-001 THRU 124-34-512-080. (CONTINUED JULY 13, 2005)**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of SPR-35-05 subject to the following conditions with the addition of Condition No. 25 to read, "Approval of SPR-35-05 does not imply approval of UN-66-05 or a mini-warehouse facility as currently proposed with SPR-35-05:"

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. SPR-35-05 shall be null and void if AMP-32-05 and ZN-51-05 are not approved by the City Council.
3. The mini-warehouse component of SPR-35-05 shall be consistent with the Zoning Ordinance (Title 17) requirements in place at the time of building permit submittal including parking and screening requirements.
4. The development shall comply with all requirements of the Commercial Development Standards and Design Guidelines included landscaping except for the following:
 - a. The required twenty (20) foot landscaping buffer may be reduced for twenty-five (25) percent of the rear property line. The site plan submitted for the building permit(s) shall substantially comply with the submitted site plan.
 - b. Any landscape buffer that is less than the required twenty (20) feet, shall be planted with trees at an interval of fifteen feet as approved by staff. Mondale Pine trees and palm trees shall not be allowed in this area.

5. The mini-warehouse facility shall comply with the conditions of approval for UN-66-05.
6. A master sign plan shall be submitted and approved for the entire development prior to the issuance of a building permit for a sign.
7. The installation of Phoenix Dactylifera (Date Palms) with a height of ten (10) to twelve (12) brown trunk feet or the installation of Washingtonia Hybrid (Hybrid Fan Palm) with a height of twenty (20) brown trunk feet. The palm trees shall be spaced fifteen (15) feet on center along Civic Center Drive and Cheyenne Avenue.
8. Approval of a traffic study is required prior to submittal of the civil improvement plans
9. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Civic Center Drive and Cheyenne Avenue if not already existing.
10. Right-of-way dedication and construction of a CAT bus turn-out is required on Cheyenne Avenue near Civic Center Drive per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
11. Right-of-way dedication for a flared intersection, including a right turn lane, is required at Civic Center Drive and Cheyenne Avenue per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
12. The driveway accesses onto Civic Center Drive are subject to the review and approval of the City Traffic Engineer and must meet the standards set forth in the NLV Municipal Code.
13. The size and number of driveways and their locations along Cheyenne Avenue are subject to the review and approval of the Nevada Department of Transportation (NDOT).
14. 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.
15. Approval of a drainage study is required prior to submittal of the civil improvement plans.
16. Appropriate subdivision and/or parcel 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*.

17. 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.
18. The property owner is required to grant a roadway easement for commercial driveway(s).
19. The property owner is required to sign a restrictive covenant for utilities.
20. The applicant must apply for a vacation of the blanket utility easement created with the Crossroads 2 final map, Plat Book 26, Page 94.
21. The existing public water mains shall be removed and replaced. Removal and replacement shall be performed in accordance with "Uniform Design and Construction Standards for Potable Water Systems" (UCDAS) and without disruption to adjacent property owners. Coordination with Utilities Maintenance personnel shall be required to complete the work.
22. The mains shall be placed within a thirty (30) foot utility easement, located a minimum of ten (10) feet from any structure, and shall be located in a drive aisle.
23. Final location of new water mains is subject to approval by the City of North Las Vegas Utilities Department.
24. All access gates shall meet Fire Department requirements.

George Garcia of G.C. Garcia, Inc. 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014 appeared on behalf of the applicant stating he would be working with Redevelopment Staff to move forward and be at ground breaking by the end of the year. The mini-storage was on the eastern portion of the site and there would be a veterinary center with residential to the east and the south. The project included a grocery anchor along with other pads which was why they asked for the waiver. The mini-storage will be continued for a couple of weeks so they could work with Staff. There was an agreement on site plan changes that would include landscaping along the block wall on the western edge of the mini-storage which would discourage graffiti. Currently, there was a 20 foot separation to the residential. They are looking to put in a metal building which is 10 foot high, so they would offer to discuss with Staff and at the Commission's direction either raising the block wall to 10 feet or providing additional landscaping to provide additional buffering and possibly adding stucco to the metal building. If the wall were raised, the

building would be completely out of sight. The biggest issue with Staff was the applicant did not look at the project as one entire shopping center. Mr. Garcia stated they visioned it as being separated into retail and storage. The storage facility will be separately owned and they did not feel it was appropriate to take retail elements that would be on the one story product and carry it over to the two story mini-storage facility. He would be asking that UN-66-05 be continued for two weeks.

Commissioner Dean Leavitt stated he did not feel the metal building needed to be stucco but possibly use the paint with the grit that looks similar to stucco. Mr. Garcia responded that was a possibility and could be discussed with Staff.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION WITH THE ADDITION OF CONDITION NO. 25 AS FOLLOWS:

25. APPROVAL OF SPR-35-05 DOES NOT IMPLY APPROVAL OF UN-66-05 OR A MINI-WAREHOUSE FACILITY AS CURRENTLY PROPOSED WITH SPR-35-05.

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

26. **UN-66-05 (21226) CHEYENNE POINTE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE MONTECITO COMPANIES ON BEHALF OF THE LAS VEGAS CORNERS I, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT AND AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (PROPOSED C-2 GENERAL COMMERCIAL DISTRICT) TO ALLOW MINI-WAREHOUSING. THE PROPERTY IS GENERALLY LOCATED SOUTH OF CHEYENNE AVENUE AND APPROXIMATELY 185 FEET WEST OF CARROLL STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-14-512-029 THRU 139-14-512-046, AND 139-14-511-001. (CONTINUED JULY 13, 2005)**

It was requested by the applicant to continue UN-66-05 to August 24, 2005.

ACTION: CONTINUED TO AUGUST 24, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

Item No. 28 was heard next.

27. **VAC-14-05 (20372) VACATION OF FUSELIER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ALEX COLEMAN, LLC, ON BEHALF OF ALEX COLEMAN, LLC, ROBBIN S. MARTINDALE, ETAL, VELMA DUPREE ELLIS GRUBBS, PROPERTY OWNERS, TO VACATE FUSELIER DRIVE BETWEEN GOWAN ROAD AND ALEXANDER ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-08-501-004, 139-08-501-005, 139-08-501-008, 139-08-501-009, 139-08-502-001, 139-08-502-003, 139-08-502-007, 139-08-502-008, 139-08-601-008, 139-08-602-001, 139-08-602-003 AND 139-08-602-005. (CONTINUED MAY 25, JUNE 8, AND JULY 13, 2005)**

It was requested by the applicant to continue VAC-14-05 for 30 days.

Vice-Chairman Jo Cato opened the Public Hearing. The following participant declined comment until the item was heard:

- **Sandy Allen, 3947 Fuselier Drive, North Las Vegas, NV 89032**

Vice-Chairman Cato stated the Public Hearing would remain open.

ACTION: CONTINUED TO SEPTEMBER 14, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

Item No. 5 was heard next.

28. **AMP-34-05 (21388) STORAGE WEST-DORRELL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LAACO, LTD. ON BEHALF OF THE FEHRMAN FAMILY TRUST, ET AL, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF MDR MEDIUM DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF DORRELL LANE AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-101-014 AND 124-22-101-015. (CONTINUED JULY 27, 2005)**

Item Nos. 28 and 29 were presented together.

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending denial of AMP-34-05 and ZN-54-05 as redesignation and rezoning of the site could lead to further land use changes for the medium density which currently exists in the area.

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 had talked to surrounding property owners and they were in support of the application. He stated to the south was approximately 65 acres of school property. Closer to North 5th Street there was a 40 acre site for D.R. Horton that was already approved for R-1 zoning. He stated he had a conversation with D.R. Horton and they were in support of the project. The location of the site fits in as a good transitional buffer. From the zoning and land use point, they feel they have a nice buffering use. Mr. Gronauer stated he was asking that VAC-21-05 be continued for two weeks to allow him to address additional concerns with Staff. There is a variance application before the Commission, which Mr. Gronauer asked to be continued indefinitely as it may not be needed. He also requested UN-68-05 be continued to August 24, 2005 so changes could be made if AMP-34-05 and ZN-54-05 were approved.

Vice-Chairman Jo Cato asked Mr. Gronauer if he was requesting a continuance for UN-68-05. Mr. Gronauer responded continuance of the use permit depended on the outcome of AMP-34-05 and ZN-54-05.

Vice-Chairman Jo Cato opened the Public Hearing. There was no public participation.

Vice-Chairman Cato closed the Public Hearing.

Mr. Jordan stated he received a letter of opposition, which was from one of the property owners to the northwest, Dana McDaniel.

ACTION: DENIED

MOTION: Commissioner Leavitt

There was no second; the motion failed.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Trivedi

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

NAYS: Commissioner Leavitt

ABSTAIN: None

29. **ZN-54-05 (21387) STORAGE WEST-DORRELL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LAACO, LTD. ON BEHALF OF THE FEHRMAN FAMILY TRUST, ET AL, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF DORRELL LANE AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-101-014 AND 124-22-101-015. (CONTINUED JULY 27, 2005)**

Item Nos. 28 and 29 were presented together.

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending denial of AMP-34-05 and ZN-54-05 as redesignation and rezoning of the site could lead to further land use changes for the medium density which currently exists in the area.

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 had talked to surrounding property owners and they were in support of the application. He stated to the south was approximately 65 acres of school property. Closer to North 5th Street there was a 40 acre site for D.R. Horton that was already approved for R-1 zoning. He stated he had a conversation with D.R. Horton and they were in support of the project. The location of the site fits in as a good transitional buffer. From the zoning and land use point, they feel they have a nice buffering use. Mr. Gronauer stated he was asking that VAC-21-05 be continued for two weeks to allow him to address additional concerns with Staff. There is a variance application before the Commission, which Mr. Gronauer asked to be continued indefinitely as it may not be needed. He also requested UN-68-05 be continued to August 24, 2005 so changes could be made if AMP-34-05 and ZN-54-05 were approved.

Vice-Chairman Jo Cato asked Mr. Gronauer if he was requesting a continuance for UN-68-05. Mr. Gronauer responded continuance of the use permit depended on the outcome of AMP-34-05 and ZN-54-05.

Vice-Chairman Jo Cato opened the Public Hearing. There was no public participation.

Vice-Chairman Cato closed the Public Hearing.

Mr. Jordan stated he received a letter of opposition, which was from one of the property owners to the northwest, Dana McDaniel.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Trivedi

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

NAYS: Commissioner Leavitt

ABSTAIN: None

30. **VAC-21-05 (21383) STORAGE WEST - DORRELL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LAACO, LTD., ON BEHALF OF REVERE DORRELL, LLC, ET AL, PROPERTY OWNER, TO VACATE ELAINE STREET COMMENCING AT THE INTERSECTION OF DORRELL LANE AND PROCEEDING NORTH APPROXIMATELY 610 FEET TO THE INTERSECTION OF DONALD ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-22-101-015. (CONTINUED JULY 27, 2005)**

It was requested by the applicant to continue VAC-21-05 to August 24, 2005.

Vice-Chairman Jo Cato opened the Public Hearing. There was no public participation.

Vice-Chairman Cato stated the Public Hearing would remain open.

ACTION: CONTINUED TO AUGUST 24, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

31. **VN-21-05 (21385) STORAGE WEST-DORRELL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LAACO, LTD., ON BEHALF OF THE FEHRMAN FAMILY TRUST, ET AL, PROPERTY OWNER, FOR A VARIANCE IN AN R-E RANCH ESTATES DISTRICT (PROPOSED C-1 NEIGHBORHOOD COMMERCIAL DISTRICT) TO ALLOW 6 FEET OF SEPARATION BETWEEN A COMMERCIAL USE AND A RESIDENTIAL ZONE BOUNDARY, WHERE 30 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF DORRELL LANE AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-101-014 AND 124-22-101-015. (CONTINUED JULY 27, 2005)**

It was requested by the applicant to continue VN-21-05 to August 24, 2005.

Vice-Chairman Jo Cato opened the Public Hearing. There was no public participation.

Vice-Chairman Cato stated the Public Hearing would remain open.

ACTION: CONTINUED TO AUGUST 24, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

32. **UN-68-05 (21386) STORAGE WEST-DORRELL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LAACO, LTD. ON BEHALF OF THE FEHRMAN FAMILY TRUST, ET AL, PROPERTY OWNER, FOR A USE PERMIT IN AN R-E RANCH ESTATES DISTRICT (PROPOSED C-1 NEIGHBORHOOD COMMERCIAL DISTRICT) TO ALLOW A 93,300 SQUARE FOOT MINI-STORAGE FACILITY WITH A CARETAKER RESIDENCE AND NINE (9) COVERED VEHICLE PARKING SPACES. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF DORRELL LANE AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-101-014 AND 124-22-101-015. (CONTINUED JULY 27, 2005)**

It was requested by the applicant to continue UN-68-05 to August 24, 2005.

Vice-Chairman Jo Cato opened the Public Hearing. There was no public participation.

Vice-Chairman Cato stated the Public Hearing would remain open.

ACTION: CONTINUED TO AUGUST 24, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

33. **SPR-27-03 (21429) CRAIG RETAIL PARTNERS, LLC. AN APPLICATION SUBMITTED BY CRAIG RETAIL PARTNERS, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-2 GENERAL COMMERCIAL DISTRICT TO WAIVE THE MEANDERING SIDEWALK STANDARD. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CRAIG ROAD AND REVERE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-03-302-001, 139-03-302-002, 139-03-302-003, AND 139-03-302-004. (CONTINUED JULY 27, 2005)**

The application was presented by Mary Aldava, Planner on behalf of Staff who indicated Staff was recommending approval of the amendment to Condition No. 2 of the previously approved conditions of SPR-27-03 as follows:

2. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances with the following exception:

Curvilinear sidewalks shall not be required along Craig Road where standard straight sidewalks have been installed as part of an approved SID project and continue to be maintained in good condition.

Nick Liventis, 100 Corporate Park Drive, 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 Shull

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

NAYS: None

ABSTAIN: None

34. **T-1190 (21428) LONE MOUNTAIN ESTATES 2. AN APPLICATION SUBMITTED BY CELEBRATE HOMES, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E RANCH ESTATES DISTRICT CONSISTING OF NINE (9) SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF LONE MOUNTAIN ROAD AND ALLEN LANE. THE ASSESSOR'S PARCEL NUMBER IS 124-31-802-011. (CONTINUED JULY 27, 2005)**

Commissioner Harry Shull stating he would be abstaining on this item as it was his company's item.

It was requested by the applicant to continue T-1190 to August 24, 2005.

ACTION: CONTINUED TO AUGUST 24, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: Commissioner Shull

Item No. 13 was heard next.

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

There was no report given.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 8:39 p.m.

APPROVED: September 14, 2005

/s/ Jay Aston
Jay Aston, Chairman

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