

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

Dean Leavitt, Chairman  
Nelson Stone  
Joy Diaz  
Jay Aston

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

Anita Wood, Vice-Chairman  
Marilyn Kirkpatrick  
Jo Cato

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

**October 9, 2002**

**CALL TO ORDER:**

Council Chambers, North Las Vegas City Hall  
2200 Civic Center Drive, at 7:00 p.m.

**ROLL CALL:**

Dean Leavitt - Present  
Anita Wood - Present  
Jo Cato - Present  
Nelson Stone - Present  
Jay Aston - Present  
Marilyn Kirkpatrick - Present  
Joy Diaz, Present

**STAFF PRESENT:**

Steve Baxter, Acting Director, Development Services  
Marc Jordan, Principal Planner  
Vicki Adams, Planner  
Lenny Badger, Public Works  
Clete Kus, Transportation Services  
Steven DiGiovanni, Fire Department  
Jim Lewis, Deputy City Attorney  
Ted Karant, Recording Secretary

**ANNOUNCEMENTS:**

Verification of compliance with NRS 241, Open Meeting Law.

Recording Secretary Karant verified that the Open Meeting Law requirements (NRS 241) had been met.

**PLEDGE OF ALLEGIANCE**

Commissioner Marilyn Kirkpatrick

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

## MINUTES

Approval of the MINUTES for the Planning Commission meeting of September 25, 2002.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to APPROVE the minutes of the September 25, 2002 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

## CONSENT AGENDA

### A) PW-105-02 (8371) NVE ACTIVE ADULT AMENITY CENTER

Accept the Commercial Developments Off-Site Improvements Agreement by Del Webb Communities, Inc. and accept the Off-Site Improvement Bond in the amount of \$111,926.21.

### B) PW-106-02 (8372) BUENA VISTA SPRINGS APARTMENTS II

Accept the Subdivision Off-Site Improvements Agreement by Creative Choice West, LLC and accept the Performance Bond in the amount of \$63,647.93.

### C) PW-107-02 (8373) CHEYENNE VALLEY, UNIT 3

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Celebrate Homes XI, LLC and accept the Subdivision Bond in the amount of \$531,838.07.

### D) PW-108-02 (8374) DECATUR MOUNTAIN VILLAS

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Decatur Mountain Villas, LLC and accept the Subdivision Bond in the amount of \$239,461.55.

### E) PW-109-02 (8375) NVE PARCEL 21

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by North Valley Enterprises, LLC and accept the Subdivision Bond in the amount of \$1,453,058.61.

### F) PW-110-02 (8376) NVE PARCEL 23

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by North Valley Enterprises, LLC and accept the Subdivision Bond in the amount of \$917,171.75.

### G) PW-111-02 (8377) NVE PARCEL 24

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by North Valley Enterprises, LLC and accept the Subdivision Bond in the amount of \$1,206,087.36.

### H) PW-112-02 (8378) NVE PARCEL 25

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by North Valley Enterprises, LLC and accept the Subdivision Bond in the amount of \$1,224,197.54.

### I) PW-113-02 (8379) NVE PARCEL 27

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by North Valley Enterprises, LLC and accept the Subdivision Bond in the amount of \$1,449,389.32.

### J) PW-114-02 (8380) NVE PARCEL 28

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by North Valley Enterprises, LLC and accept the Subdivision Bond in the amount of \$1,611,022.82.

### K) PW-115-02 (8383) NVE PARCEL 29

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by North Valley Enterprises, LLC and accept the Subdivision Bond in the amount of \$1,129,605.29.

**L) PW-116-02 (8384) VILLAS @ HIDDEN CANYON, UNIT 3**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Insurance Company of the West to release the Offsite Improvement Bond in the amount of \$120,917.50.

**M) PW-117-02 (8385) VILLAS @ HIDDEN CANYON, UNIT 2**

Accept the off-site improvements for maintenance.

**N) PW-118-02 (8386) SOMERSET RIDGE II, UNIT 3A**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify St. Paul Fire & Marien Insurance Company to release the Subdivision Bond in the amount of \$28,831.

**O) PW-119-02 (8387) SOMERSET RIDGE III, UNIT 1**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify St. Paul Fire & Marien Insurance Company to release the Performance Bond in the amount of \$356,131.60.

**P) PW-120-02 (8388) SANTA BARBARA VILLAGE**

Approve the Amended Final Map.

**Q) PW-121-02 (8389) NEVADA COPART**

Accept the Commercial Developments Off-Site Improvements Agreement by Copart of Arizona, Inc. and accept the Subdivision Performance Bond in the amount of \$103,033.77.

**R) PW-122-02 (8390) POPPA'S TAVERN**

Accept the Commercial Developments Off-Site Improvements Agreement by The Emil H. Miller and Nettie Miller Trust and accept the Subdivision Bond in the amount of \$29,978.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to APPROVE Consent Agenda Items A through P, and R. Consent Agenda Item 'Q' was voted on separately as Commissioner Nelson Stone abstained from voting on Item Q due to a business interest.

The motion carried by MAJORITY vote with Commissioner Nelson Stone abstaining from voting on this item due to a business interest.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to APPROVE Consent Agenda Item Q.

The motion carried by UNANIMOUS vote.

## **NEW BUSINESS**

Items #1 AMP-56-02, #2 ZN-112-02, #3 UN-85-02 and #25 UN-75-02 are related.

### **1) AMP-56-02 (8003) CLARK COUNTY SCHOOL (Public Hearing)**

An application submitted by the Clark County School District, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of MDR Medium Density Residential to Public/Semi-Public. The property is generally located at the northeast corner of Statz Street and Tropical Parkway. The Assessor's Parcel Number is 124-25-601-007.

#### **RECOMMENDATION:**

The Development Services Department recommends approval of AMP-56-02 to change the Comprehensive Plan from MDR, Medium Density Residential, to Public / Semi-Public and that this item be forwarded to the City Council for final consideration.

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

Matt LaCroix, 4212 Eucalyptus Annex, Las Vegas, Nevada 89121 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE AMP-56-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

Items #1 AMP-56-02, #2 ZN-112-02, #3 UN-85-02 and #25 UN-75-02 are related.

**2) ZN-112-02 (8002) CLARK COUNTY SCHOOL DISTRICT (Public Hearing)**

An application submitted by the Clark County School District, property owner, for reclassification of property from an M-1 Light Industrial District to a PSP Public/Semi-Public District. The property is generally located at the northeast corner of Statz Street and Tropical Parkway. The Assessor's Parcel Number is 124-25-601-007.

**RECOMMENDATION**

The Development Services Department recommends that ZN-112-02 be approved and forwarded to City Council for hard zoning to the PSP, Public/Semi-Public zoning district.

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

Matt LaCroix, 4212 Eucalyptus Annex, Las Vegas, Nevada 89121 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Jo Cato MOVED and Commissioner Joy Diaz SECONDED to APPROVE ZN-112-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #1 AMP-56-02, #2 ZN-112-02, #3 UN-85-02 and #25 UN-75-02 are related.

**3) UN-85-02 (7982) JOHN TARTAN ELEMENTARY SCHOOL (Public Hearing)**

An application submitted by the Clark County School District, property owner, for a use permit in an M-1 Light Industrial District (proposed property reclassification to PSP Public/Semi-Public) to allow an elementary school. The property is generally located at the northeast corner of Statz Street and Tropical Parkway. The Assessor's Parcel Number is 124-25-601-007.

**RECOMMENDATION:**

The Development Services Department recommends that UN-85-02 be continued to allow the applicant time to address the concerns of the Public Works Department.

If, however, the Planning Commission determines that approval of UN-85-02 is warranted at this time, staff recommends the following conditions of approval:

1. Standard conditions: 4, 8, 10, 11, 12, 15, and 27.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans; and
3. Nevada Power poles need to be shown on the site plan and must all be located within the landscape area; and
4. Driveway and number and location are subject to review and approval by the City North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130 and the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 225. Conformance may require modifications to the site; and
5. Driveways on Tropical Parkway shall be limited to right in, right out; and
6. A right-of-way dedication is required for a flared intersection at Statz Street and Tropical Parkway; and
7. Due to the offset alignment, the Tropical Parkway street improvements must be shifted ten feet (10') to the south and the northern 10' of Tropical Parkway must then be vacated; and
8. If the applicant is unable to construct the full width of Tropical Parkway improvements, a bond must be obtained for the future construction of the 10 feet of improvements south of the centerline; and
9. An encroachment permit must be obtained to maintain the landscaping within the public right-of-way; and
10. Two paved access roads to the nearest paved streets are required; and
11. The following right-of-way dedication are required:
  1. Right-of-way dedication for the flared intersection at Statz Street and Tropical Parkway
  2. Bus turn out on Statz Street near Tropical Parkway
12. A pedestrian walking plan must be submitted and approved by the City of North Las Vegas Police Department prior to issuance of a building permit; and
13. The application for the property reclassification, ZN-112-02, must be approved. If the property reclassification is denied, this use permit shall be declared null and void.

The application was presented by Vicki Adams, Planner, on behalf of staff who indicated staff is recommending this item be continued.

Matt LaCroix, 4212 Eucalyptus Annex, Las Vegas, Nevada 89121 appeared on behalf of the applicant.

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

Commissioner Jo Cato MOVED and Commissioner Joy Diaz SECONDED to CONTINUE UN-85-02 to the 11/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 11/13/02**

**Item #25 UN-75-02 was heard next as it is a related item.**

**This item was heard following Item #25 UN-75-02**

Items #4 AMP-61-02 , #5 AMP-60-02 and #6 VAC-27-02 are related.

**4) AMP-61-02 (8089) SHADOW CROSSINGS (Public Hearing)**

An application submitted by Real Homes - Centex Homes on behalf of Runvee Hobart LTD NV & Telischak & Co., property owners, for an Amendment to the Comprehensive Plan, land use element, to change the current designations of Industrial and Light Industrial to MDR Medium Density Residential. The property is generally located at the southwest corner of Lamb Boulevard and Tropical Parkway. The Assessor's Parcel Numbers are 123-31-101-001 and 123-30-301-001.

**RECOMMENDATION:**

The Development Services Department recommends that AMP-61-02 be denied because the proposed amendment does not meet the criteria listed in the Comprehensive Plan; the City currently has an abundance of acreage classified as Medium Density Residential; and the applicant has not demonstrated any compelling reason to amend the Comprehensive Plan Land Use Map.

Marc Jordan, Principal Planner, stated that during the Planning Commission meeting he was handed a letter by the applicant requesting this item be continued to the 11/13/02 Planning Commission meeting.

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

Commissioner Jo Cato MOVED and Commissioner Nelson Stone SECONDED to CONTINUE AMP-61-02 to the 11/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/13/02.

Items #4 AMP-61-02 , #5 amp-60-02 and #6 VAC-27-02 are related.

**5) AMP-60-02 (8097) SHADOW CROSSINGS (Public Hearing)**

An application submitted by Real Homes - Centex Homes on behalf of Runvee Hobart LTD NV & Telischak & Co., property owners, for an Amendment to the Master Plan of Streets and Highways to delete approximately 2,638 feet of Ann Road commencing at Pecos Road and proceeding east to Walnut Road, to delete approximately 1,356 feet of Walnut Road commencing at Ann Road and proceeding north to Tropical Parkway and to delete approximately 2,666 feet of El Campo Grande Avenue commencing at Pecos Road and proceeding east to Walnut Road. The Assessor's Parcel Numbers are 123-31-101-001 and 123-30-301-001.

**RECOMMENDATION:**

The Development Services Department recommends that AMP-61-02 be continued indefinitely to allow the applicant time to submit a development plan that provides adequate emergency access throughout the site and a transportation study that supports the removal of Ann Road and El Campo Grande.

Marc Jordan, Principal Planner, stated that during the Planning Commission meeting he was handed a letter by the applicant requesting this item be continued to the 11/13/02 Planning Commission meeting.

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

Commissioner Jay Aston MOVED and Commissioner Joy Diaz SECONDED to CONTINUE AMP-60-02 to the 11/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/13/02.

Items #4 AMP-61-02 , #5 amp-60-02 and #6 VAC-27-02 are related.

**6) VAC-27-02 (8091) SHADOW CROSSINGS (Public Hearing)**

An application submitted by Real Homes - Centex Homes on behalf of Runvee Hobart LTD NV & Telischak & Co., property owners, to vacate approximately 2,638 feet of Ann Road commencing at Pecos Road and proceeding east to Walnut Road, to delete approximately 1,356 feet of Walnut Road commencing at Ann Road and proceeding north to Tropical Parkway and to delete approximately 2,666 feet of El Campo Grande Avenue commencing at Pecos Road and proceeding east to Walnut Road.

**RECOMMENDATION:**

The Development Services Department recommends that VAC-27-02 be denied.

However, if the Commission chooses to recommend approval, the following conditions are recommended to be forwarded to City Council for final consideration:

1. A permanent easement shall be reserved to Sprint Telephone; over, across, above and under the described parcels of land.
2. Approval of a traffic study which supports the vacation is required prior to submittal of the civil improvement plans.
3. The vacation shall record concurrently with the dedication of Tropical Parkway, Lamb Boulevard, Hammer Lane, Walnut Road, and the right-of-way for the regional flood control facility adjacent to the railroad.
4. The easterly 300 feet of this vacation shall be removed due to railroad right-of-way and future drainage channel and existing water lines.

Marc Jordan, Principal Planner, stated that during the Planning Commission meeting he was handed a letter by the applicant requesting this item be continued to the 11/13/02 Planning Commission meeting.

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

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE VAC-27-02 to the 11/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 11/13/02.**

Items #7 AMP-58-02, #8 AMP-59-02 and #9 VAC-26-02 are related.

**7) AMP-58-02 (8107) WESTWIND (Public Hearing)**

An application submitted by Signature Homes on behalf of Plaster Development Co., Inc., property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of VLDR Very Low Density Residential to MDR Medium Density Residential. The property is generally located at the northwest corner of Valley Drive and Grand Teton Drive. The Assessor's Parcel Numbers are 124-07-301-011, 124-07-301-012, 124-07-301-002, 124-07-301-003, 124-07-401-005, 124-07-401-006 and 124-07-401-007.

**RECOMMENDATION:**

The Development Services Department recommends that AMP-58-02 be denied as the proposed change does not comply with the guidelines established in the Comprehensive Plan and there is no compelling reason to amend the Comprehensive Plan land use element.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/13/02 Planning Commission meeting.

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

Commissioner Joy Diaz **MOVED** and Commissioner Marilyn Kirkpatrick **SECONDED** to **CONTINUE** AMP-58-02 to the 11/13/02 Planning Commission meeting.

The motion carried by **UNANIMOUS** vote.

The item was **CONTINUED** to 11/13/02

Items #7 AMP-58-02, #8 AMP-59-02 and #9 VAC-26-02 are related.

**8) AMP-59-02 (8108) WESTWIND (Public Hearing)**

An application submitted by Signature Homes on behalf of Plaster Development Co., Inc., property owner, for an Amendment to the Master Plan of Streets and Highways to realign San Mateo Street commencing at Racel Street and proceeding north approximately 800 feet, to realign Racel Street commencing approximately 250 feet west of Valley Drive and proceeding west approximately 1,400 feet; to increase Racel Street from 60 feet to 68 feet in width between Decatur Boulevard and Valley Drive; to reduce Decatur Boulevard from 120 feet to 110 feet in width between Grand Teton Drive and Horse Drive; to reduce Grand Teton Drive from 100 feet to 96 feet in width between Decatur Boulevard and Valley Drive; to reduce Valley Drive from 80 feet to 68 feet in width between Grand Teton Drive and Horse Drive; and to delete San Mateo Street between Grand Teton Drive and Racel Street. The Assessor's Parcel Numbers are 124-07-301-011, 124-07-301-012, 124-07-301-002, 124-07-301-003, 124-07-401-005, 124-07-401-006 and 124-07-401-007.

**RECOMMENDATION:**

The Development Services Department recommends that AMP-59-02 be denied due to opposition by the Fire Department and the Department of Public Works.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/13/02 Planning Commission meeting.

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

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE AMP-59-02 to the 11/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/13/02

Items #7 AMP-58-02, #8 AMP-59-02 and #9 VAC-26-02 are related.

**9) VAC-26-02 (8106) WESTWIND (Public Hearing)**

An application submitted by Signature Homes on behalf of Plaster Development Co., property owner, for a vacation of San Mateo Street right-of-way commencing at Racel Street and proceeding north approximately 667 feet and to vacate Racel Street right-of-way commencing at San Mateo Street and proceeding east approximately 735 feet. The Assessor's Parcel Numbers are 124-07-401-005, 006 and 124-07-301-002 and 003, and 124-07-301-011 and 012 .

**RECOMMENDATION:**

The Development Services Department recommends that VAC-26-02 be denied because of concerns by the Departments of Fire and Public Works, and because the applicant has not adequately demonstrated that the vacation request is warranted.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/13/02 Planning Commission meeting.

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

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to CONTINUE VAC-26-02 to the 11/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/13/02

**10) AMP-57-02 (8084) JOHN THOMSON (Public Hearing)**

An application submitted by the John Thomson, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Office to Neighborhood Commercial. The property is located at 4324 Decatur Boulevard. The Assessor's Parcel Number is 139-06-310-004.

**RECOMMENDATION**

The Development Services Department recommends that AMP-57-02 be denied as the proposed change does not comply with the guidelines established in the Comprehensive Plan and there is no compelling reason to amend the Comprehensive Plan land use element.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 10/23/02 Planning Commission meeting.

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

Commissioner Joy Diaz **MOVED** and Commissioner Jo Cato **SECONDED** to **CONTINUE** AMP-57-02 to the 10/23/02 Planning Commission meeting.

The motion carried by **UNANIMOUS** vote.

**The item was CONTINUED to 10/23/02**

**11) UN-87-02 (8083) BRAD SMITH (Public Hearing)**

An application submitted by Brad Smith on behalf of Air Center North, LLC, property owner, for a use permit in an M-2 General Industrial District to allow home furnishing auctions on a limited bases. The property is located at 3040 Simmons Street. The Assessor's Parcel Number is 139-17-510-003.

**RECOMMENDATION**

The Development Services Department recommends that UN-87-02 be approved subject to the following conditions:

1. Standard Conditions 10, 11, 12, 13, and 14.
2. Vacation of the slope easement recorded on August 2, 1996 as document #598035 is required.

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

Rick Smith, 3068 E. Sunset Road Suite 7, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to APPROVE UN-87-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**12) VAC-25-02 (8078) JUKE JOINT RESTAURANT (Public Hearing)**

An application submitted by WJR Partnership, property owner, for a vacation of the ingress and egress easements. The property is generally located at the northwest corner of Lamb Boulevard and Craig Road. The Assessor's Parcel Numbers are 140-06-610-029 and 140-08-610-030.

**RECOMMENDATION:**

The Development Services Department recommends that VAC-25-02 be approved and forwarded to the City Council for final consideration.

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

Warren Lamb, 1807 Renada Circle, North Las Vegas, Nevada 89030 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE VAC-25-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

### **13) FDP-08-02 (8085) PECOS/OWENS RETAIL CENTER**

An application submitted by Arik Rater c/o Double R LLC, property owner, for a Final Development Plan review in Planned Unit Development District (PUD). The property is generally located at the northwest corner of Owens Avenue and Pecos Road. The Assessor's Parcel Number is 139-24-813-096.

#### **RECOMMENDATION:**

The Development Services Department recommends that FDP-08-02 be continued indefinitely to allow the applicant time to submit a revised final development plan that depicts elevations for the existing tavern and car wash showing what refurbishing is proposed.

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

1. The applicant shall comply with all conditions of approval for the Planned Unit Development (ZN-08-02).
2. Exterior roof ladders for the new retail building shall be prohibited. Access to the roof shall be from within the building.
3. Landscaping shall be in compliance with the Commercial Development Standards and Design Guidelines, including, but not limited to the following:
  - a. Palm trees shall be a minimum 15 feet in height at the time of planting.
  - b. A minimum 60% ground coverage of plant materials shall be required for all landscaped areas.
  - c. Twenty-four-inch box trees, spaces at 20 feet on center, shall be provided adjacent to the western property line shared by residential development.
4. The trash enclosure shall be designed to match the new retail building and include solid metal gates and a roof.
5. A building permit shall not be issued for the new retail building until a separate final development plan showing elevations for refurbishing of the existing tavern and car wash are approved by the Planning Commission.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. Per North Las Vegas Municipal Code 17.24.140 drive aisle widths of twenty (20) feet are required for 60-degree angle parking. The site plan shall be revised to conform to the code.
8. A copy of the shared access and parking agreement shall be provided with the submittal of the traffic study.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending an indefinite continuance of this item to allow the applicant time to address concerns staff has with this item.

George Garcia, 2501 N. Green Valley Parkway Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant.

Commissioner Joy Diaz **MOVED** and Commissioner Marilyn Kirkpatrick **SECONDED** to **CONTINUE** FDP-08-02 to the 10/23/02 Planning Commission meeting per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

The item was **CONTINUED** to 10/23/02.

**14) T-957 (8087) GOWAN & CLAYTON**

An application submitted by Longford Group on behalf of Nevsur Inc. , property owner, for a tentative map review in a PUD, Planned Unit Development District. The property is generally located at the northeast corner of Gowan Road and Clayton Street. The Assessor's Parcel Number is 139-06-210-004.

**RECOMMENDATION:**

The Development Services Department recommends that T-957 be continued indefinitely, to allow the applicant time to meet with the Clark County School District.

If, however, the Planning Commission determines that approval is warranted, the following conditions of approval are recommended:

1. Standard conditions 15, 19 and 27.
2. The development shall comply with all conditions of approval for ZN-3-89.
3. The development shall comply with the Single Family Design Standards, including, but not limited to ten feet of landscaping, which may include the sidewalk, adjacent to the corner side of all corner lots within the development.
4. That perimeter landscaping of the exterior street perimeter be designated as "Common Elements" and that interior perimeter landscaping commonly described as corner side yard landscaping be addressed as allowed for in the North Las Vegas Municipal Code Section 17.24.210(E).
5. That corner side yard landscaping shall be maintained by the homeowners' association.
6. That the developer disclose to prospective home buyers that corner side setback areas are reserved exclusively for landscaping.
7. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development.
8. That the perimeter walls be owned and maintained by the homeowners' association.
9. A final development plan shall be required for Planning Commission review and approval. The final development plan shall provide details of the park areas showing landscaping and amenities. Prior to submittal of the final development plan, the applicant must schedule a meeting with the Parks and Recreation Director or designee to determine what amenities will be required of the private park areas.
10. Development shall comply with the following setbacks:
  1. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
  2. Interior Side: Five (5) feet.
  3. Corner Side: Ten (10) feet.
  4. Rear Yard: Fifteen (15) feet.
11. That ADA-compliant pedestrian access ways, 15 feet in width, be provided to Gowan Road from the cul-de-sac adjacent to Gowan Road and from the common area located approximately 370 feet west of Scott Robinson Boulevard.
12. That CC&R's be reviewed and approved by the Development Services Department prior to recording any final map

13. Approval of a drainage study is required prior to submittal of the civil improvement plans.
14. Approval of a traffic study is required prior to submittal of the civil improvement plans.
15. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer.
16. New street names must be submitted to the City of Las Vegas Central Fire Alarm Office and the U.S. Postal Service for review and approval prior to submittal of the conformed tentative map.
17. The North Las Vegas Traffic Engineer may require minor revisions to the interior streets prior to approval of the civil improvement plans for the project.
18. A water network analysis must be submitted with the civil improvement plans.
19. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original tentative map layout.
20. Remove section thickness from the typical sections prior to submitting the conformed tentative map. The off-site pavement sections shown on the civil plans for the project must be designed in accordance with Standard Specifications Section 401 using the AASHTO model.
21. The installation of sprinklers for fire suppression in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
22. Fire hydrants shall be in compliance with the Fire Code.
23. All dwelling units shall be designed to decrease the day/night average level of sound, outdoor to indoor, by 25 decibels.
24. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 10/23/02 Planning Commission meeting.

Commissioner Joy Diaz **MOVED** and Commissioner Jo Cato **SECONDED** to **CONTINUE** T-957 to the 10/23/02 Planning Commission meeting.

The motion carried by **UNANIMOUS** vote.

**The item was CONTINUED to 10/23/02**

**15) T-958 (8105) ANN AND WILLIS**

An application submitted by Tiberti-Blood , property owner, for a tentative map review in an R-1 Single Family Residential District (Pending PUD Planned Unit Development District). The property is generally located at the northwest corner of Ann Road and Willis Street. The Assessor's Parcel Numbers are 124-30-801-002, 004 and 005.

**RECOMMENDATION:**

The Development Services Department recommends that T-958 be continued indefinitely to allow the applicant additional time to meet with the Clark County School District.

If, however, the Planning Commission determines that approval is warranted, the following conditions of approval are recommended:

1. Standard conditions: 6, 11, and 18.
2. The applicant shall comply with all conditions of development for the PUD Planned Unit Development District (ZN-36-02).
3. The applicant shall provide a minimum 2.48 acres (108,028 square feet) of open space.
4. All internal and external streetscape areas that are used to help satisfy the open space provisions shall be in compliance with the PUD requirements.
5. The sidewalk next to Ann Road shall be separated from the back of curb by a minimum five feet and shall be meandering in design.
6. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
10. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer.
11. New street names must be submitted to the City of Las Vegas Central Fire Alarm Office and the U.S. Postal Service for review and approval prior to submittal of the conformed tentative map.
12. The North Las Vegas Traffic Engineer may require minor revisions to the interior streets prior to approval of the civil improvement plans for the project.
13. A water network analysis must be submitted with the civil improvement plans.
14. All known geologic hazards shall be shown on the Tentative Map and the Civil Improvement Plans. Subsequent identification of additional hazards may substantially alter the original Tentative Map layout.

15. The civil improvement plans for the project shall include half street improvements over the existing bridge for El Campo Grande Avenue and Willis Street.
16. The following right-of-way dedications are required:
  - a. Thirty (30) feet for El Campo Grande Avenue and Willis Street.
  - b. Forty (40) feet for Valley Drive.
  - c. Bus turnout on Valley Drive north of Ann Road.
  - d. Flared intersection at Ann Road and Valley Drive per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.
17. Special Improvement District #57 shall be paid off prior to recordation of the final map.
18. Five copies of a revised tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

Ron Jackson, of Southwest Engineering, 3610 N. Rancho Drive, Las Vegas, Nevada 89130 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE T-958 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

## **OLD BUSINESS**

Items #16 AMP-55-02 and #17 ZN-108-02 are related.

### **16) AMP-55-02 (7859) CENTENNIAL COMMONS (Public Hearing)**

An application submitted by Unlimited Holdings, Inc. on behalf of Sunrise Oaks and Humphry 1999 Trust and Mindy Slavis Family Trust, property owners, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Neighborhood Commercial. The property is generally located at the northwest corner of McCarran Street and Centennial Parkway. The Assessor's Parcel Numbers are 124-24-401-003 and 124-24-401-004.

**This item was continued from the September 11, 2002 Planning Commission meeting at the request of the applicant. No additional information has been received from the applicant.**

### **RECOMMENDATION:**

The Development Services Department recommends that AMP-55-02 be denied as the proposed plan amendment does not meet the standards established in the Comprehensive Plan and there is no compelling reason to amend the Comprehensive Plan land use element.

The application was presented by Vicki Adams, Planner, on behalf of staff who indicated staff is recommending denial of this item.

George Garcia, 2501 N. Green Valley Parkway Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant.

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

Commissioner Nelson Stone MOVED and Commissioner Joy Diaz SECONDED to APPROVE AMP-55-02.

The motion carried by MAJORITY vote with Vice-Chairman Anita Wood and Commissioner Marilyn Kirkpatrick voting against the motion.

**The item was APPROVED.**

Items #16 AMP-55-02 and #17 ZN-108-02 are related.

**17) ZN-108-02 (7860) CENTENNIAL COMMONS (Public Hearing)**

An application submitted by Unlimited Holdings, Inc. on behalf of Sunrise Oaks and Humphry 1999 Trust and Mindy Slavis Family Trust, property owners, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of C-1 Neighborhood Commercial uses. The property is generally located at the northwest corner of McCarran Street and Centennial Parkway. The Assessor's Parcel Numbers are 124-24-401-003 and 124-24-401-004.

**This item was continued from the September 11, 2002 meeting at the applicant's request. No additional information has been received from the applicant.**

**RECOMMENDATION:**

The Development Services Department recommends that ZN-108-02 be denied as the subject site does not comply with the guidelines established in the Comprehensive Plan or Zoning Ordinance for a Commercial Planned Unit Development.

If, however, the Planning Commission feels that commercial development is warranted at this site, the Development Services Department recommends that the subject site be hard-zoned to the C-1, Neighborhood Commercial District.

Otherwise, if the Planning Commission determines that the PUD, Planned Unit Development District, is appropriate at this site, staff recommends the following conditions of approval:

1. Standard Conditions: 3, 5, 7, 9, 11, 15, 26, 27, 29, and 32; and
2. Approval of a traffic study is required prior to submittal of the civil improvement plans; and
3. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
4. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic engineer and must meet the standards set forth in the North Las Vegas Municipal Code 17.24.130 and the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 225. Conformance may require modifications to the site; and
5. A water network analysis must be submitted with the civil improvement plans; and
6. Any known geologic hazards shall be shown on all plans. The presence of such hazards may substantially alter the layout of the project; and
7. The following right-of-way dedications are required:
  - a. Fifty feet (50.00') for Centennial Parkway.
  - b. Thirty feet (30.00') for McCarran Street and Rome Boulevard; and
8. Applicant shall file an administrative consolidation of parcels. The form is available from the Clark County Assessor's office or on the internet at <http://www.co.clark.nv.us/assessor>; and
9. A final development plan must be reviewed and approved by the Planning Commission in its entirety.
10. A building permit must be issued for the major anchor prior to issuance of a building permit for pad developments.

11. Development shall comply with the Commercial Development Standards and Design Guidelines; and
12. That the commercial uses in this Planned Unit Development shall only be those allowed in the C-1, Neighborhood Commercial District as principally permitted uses, or as special uses subject to Title 17 § 24.020; and
13. The maximum height of any building or structure shall not exceed 35 feet.

The application was presented by Vicki Adams, Planner, on behalf of staff who indicated staff is recommending denial of this item.

George Garcia, 2501 N. Green Valley Parkway Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant.

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

Commissioner Nelson Stone **MOVED** and Commissioner Jo Cato **SECONDED** to **APPROVE** ZN-108-02 as C-1 zoning.

The motion carried by **MAJORITY** vote with Vice-Chairman Anita Wood voting against the motion.

**The item was APPROVED AS C-1 ZONING.**

Items #18 ZN-104-02 and #19 T-952 are related.

**18) ZN-104-02 (7670) VILLAS @ CENTENNIAL (Public Hearing)**

An application submitted by KB Home Nevada, Inc. on behalf of JJMS, property owner, for reclassification of property from a C-2 General Commercial District to a PUD Planned Unit Development District consisting of 125 duplexes/250 units. The property is generally located at the northeast corner of Centennial Parkway and San Mateo Street. The Assessor's Parcel Numbers are 124-19-401-003, 124-19-401-004, 124-19-401-005, 124-19-401-006, 124-19-401-007 and 124-19-401-008.

**This application was continued from the Planning Commission meeting of August 25, 2002 to allow the applicant time to meet with staff concerning the proposed development.**

**RECOMMENDATION**

The Development Services Department recommends that ZN-104-02 be denied because the proposal is does not conform to the single-family / two-family design standards; is inconsistent with fire safety requirements; does not conform to the Master Plan of Streets and Highways; and does not meet the requirements of the Planned Unit Development District.

In the event the Planning Commission chooses to approve the zoning request, the Development Services Department requests the following conditions of approval:

1. Standard conditions: 1, 2, 3, 5, 6, 8, 11, 17, 18, 22, 26, 28, 31 and 32.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130 and the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 225. Conformance may require modifications to the site.
5. Interior streets may require minor revisions as required by the Traffic Engineer.
6. A water network analysis must be submitted with the civil improvement plans.
7. Any known geologic hazards shall be shown on all plans. The presence of such hazards may substantially alter the layout of the project.
8. Revise the tentative map to include the entire Valley alignment within the parcel.
9. Applicant shall obtain public roadway easements for the portion of the cul-de-sac west of the centerline of San Mateo and for the portion of the cul-de-sac on the south side of Turkey Lane.
10. The following right of way dedications are required:
  - a. Thirty feet (30.00') for Rome Boulevard and San Mateo Street.
  - b. Valley Drive (full width)
11. Applicant shall apply for a vacation of Turkey Lane west of the proposed cul-de-sac, the thirty feet (30.00') unnamed street adjacent to Assessor's Parcel Number 124-19-401-012, and Centennial Parkway outside of the beltway right of way.
12. Applicant shall apply for and obtain an Amendment to the Master Plan of Streets and Highways for the removal of Centennial Parkway from San Mateo Street and Valley Drive.

16. The Tentative Map shall comply with all conditions of ZN-104-02.
17. The Tentative Map shall be null and void if ZN-104-02 is not approved by the City Council.
18. The installation of fire sprinklers for fire suppression is required in each residential unit, unless the applicant provides an alternative acceptable to the City prior to recording the final map.
19. A minimum of two remote means of access from existing streets to this site must be provided. These means of access shall occur solely within the incorporated limits of the City of North Las Vegas.
20. Fire access lanes shall be provided and maintained in accordance with Fire Code requirements.
21. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development.
22. That open space be developed in conjunction with the overall site. Therefore, the park shall be developed with the southern phase of the development.
23. Perimeter walls shall be constructed within common elements and shall be owned and maintained by the Home Owners Association.
24. That the development of this site be in compliance with all Codes and Ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mentioned herein, the more restrictive shall apply.
25. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Development Services and Public Works Departments prior to submittal of the Final Map.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff si recommending denial of this item.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

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

- David Sass, 2865 S. Jones Boulevard, Las Vegas, Nevada (no zip code stated)

Mr. Sass stated he opposes this item.

Chairman Leavitt closed the Public Hearing.

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-104-02 per staff's recommendations.

The motion carried by MAJORITY vote with Vice-Chairman Anita Wood voting against the motion.

**The item was APPROVED.**

Items #18 ZN-104-02 and #19 T-952 are related.

**19) T-952 (7667) VILLAS @ CENTENNIAL**

An application submitted by KB Homes Inc on behalf of Oakland Avenue holding LP, property owner, for a tentative map review in a C-2 General Commercial District to a PUD Planned Unit Development District consisting of 125 duplexes/250 units. The property is generally located at the northeast corner of Centennial Parkway and San Mateo Street. The Assessor's Parcel Number is 124-19-401-005.

**This application was continued from the Planning Commission meeting of August 25, 2002 to allow the applicant time to meet with staff concerning the proposed development.**

**RECOMMENDATION**

The Development Services Department recommends that T-952 be denied because the proposal is does not conform to the single-family / two-family design standards; is inconsistent with fire safety requirements; does not conform to the Master Plan of Streets and Highways; and does not meet the requirements of the Planned Unit Development District.

It should be noted that State Statutes require action by the Planning Commission within 45 days of submittal, otherwise the tentative map shall be deemed approved.

In the event the Planning Commission chooses to approve the tentative map, the Development Services Department requests the following conditions of approval:

1. Standard conditions: 1, 2, 3, 5, 6, 8, 11, 17, 18, 22, 26, 28, 31 and 32.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130 and the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 225. Conformance may require modifications to the site.
5. New street names must be submitted to the City of Las Vegas Central Fire Alarm Office and the U.S. Postal Service for review and approval prior to submittal of the conformed tentative map.
6. Interior streets may require minor revisions as required by the Traffic Engineer.
7. A water network analysis must be submitted with the civil improvement plans.
8. Any known geologic hazards shall be shown on all plans. The presence of such hazards may substantially alter the layout of the project.
9. Revise the tentative map to include the entire Valley alignment within the parcel.
10. Applicant shall obtain public roadway easements for the portion of the cul-de-sac west of the centerline of San Mateo and for the portion of the cul-de-sac on the south side of Turkey Lane.
11. The following right of way dedications are required:
  - a. Thirty feet (30.00') for Rome Boulevard and San Mateo Street.
  - b. Valley Drive (full width)
12. Applicant shall apply for a vacation of Turkey Lane west of the proposed cul-de-sac, the thirty feet (30.00') unnamed street adjacent to Assessor's Parcel Number 124-19-401-012, and Centennial Parkway outside of the beltway right of way.

13. Applicant shall apply for and obtain an Amendment to the Master Plan of Streets and Highways for the removal of Centennial Parkway from San Mateo Street and Valley Drive.
14. The final map shall be labeled as a merger and resubdivision plat map.
15. Edit the map to adhere to NLVMC 16.12.030 which requires, in part, the following information:
  - a. Legal Description with a defined map boundary.
  2. Names and approximate grades of all streets within the proposed subdivision need to be shown.
  3. Approximate radii of all curves.
  4. Other rights-of-way and easements(Kern River) showing location, width and purpose.
  5. A statement regarding protective covenants and deed restrictions which the subdivider intends to enforce.
  6. The location of existing power, telephone facilities and existing gas mains (Kern River).
16. The Tentative Map shall comply with all conditions of ZN-104-02.
17. The Tentative Map shall be null and void if ZN-104-02 is not approved by the City Council.
18. The installation of fire sprinklers for fire suppression is required in each residential unit, unless the applicant provides an alternative acceptable to the City prior to recording the final map.
19. A minimum of two remote means of access from existing streets to this site must be provided. These means of access shall occur solely within the incorporated limits of the City of North Las Vegas.
20. Fire access lanes shall be provided and maintained in accordance with Fire Code requirements.
21. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development.
22. That open space be developed in conjunction with the overall site. Therefore, the park shall be developed with the southern phase of the development.
23. Perimeter walls shall be constructed within common elements and shall be owned and maintained by the Home Owners Association.
24. That the development of this site be in compliance with all Codes and Ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mentioned herein, the more restrictive shall apply.
25. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Development Services and Public Works Departments prior to submittal of the Final Map.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to APPROVE T-952 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED**

Items #20 FDP-07-02, #21 UN-82-02, #22 UN-83-02, #23 UN-84-02 are related.

**20) FDP-07-02 (7965) DECATUR CROSSING, LLC**

An application submitted by Decatur Crossing, LLC, on behalf of Tighi Family, LP, property owner, for a Final Development Plan review in a PUD Planned Unit Development District consisting of grocery store, gas station, retail shops, a financial institution and a tavern. The property is generally located at the northeast corner of Decatur Boulevard and Ann Road. The Assessor's Parcel Number is 124-30-401-0104.

**This application was continued from the Planning Commission meeting of August 25, 2002 to allow the applicant time to meet with staff concerning the proposed development.**

**RECOMMENDATION**

The Development Services Department recommends that FDP-07-02 be continued indefinitely to allow the applicant time to comply with the commercial design standards.

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

1. Standard Conditions: 6, 11, 26, 27 and 32.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. 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.
5. Conformance may require modifications to the site.
6. A water network analysis must be submitted with the civil improvement plans.
7. North Las Vegas Municipal Code 16.20.050 (G) states "Whenever a subdivision abuts upon an undedicated and/or unimproved street, the subdivider shall provide as part of the subdivision, the necessary improvements and/or dedication for the portion of the street contained within the subdivision boundaries". Therefore, thirty feet (30.00') of right of way must be dedicated for Montgomery Street or the applicant must provide an alternative acceptable to the City Engineer for the elimination of Montgomery Street.
8. The following right of way dedications are required:
  - Fifty feet (50.00') for the remaining portions of Decatur Boulevard and Ann Road.
  - Bus turnout on Decatur Boulevard north of Ann Road
  - Additional right of way for the flared intersection at Ann Road and Decatur Boulevard per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
9. Standard median opening are located at least 660' from an intersection. The final development plan shall be revised to conform to the standard, or the proposed location must be justified by a traffic study.
10. Fire access lanes shall be designed and installed in accordance with Fire Code requirements.
11. The Final Development Plan shall comply with the Commercial Design Standards.
12. The applicant shall comply with all conditions of approval for the Planned Unit Development (ZN-25-97), if a conflict does occur the more restrictive shall apply.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 10/23/02 Planning Commission meeting.

Commissioner Joy Diaz **MOVED** and Vice-Chairman Anita Wood **SECONDED** to **CONTINUE** FDP-07-02 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

**The item was CONTINUED to 10/23/02**

Items #20 FDP-07-02, #21 UN-82-02, #22 UN-83-02, #23 UN-84-02 are related.

**21) UN-82-02 (7962) DECATUR CROSSING, LLC (Public Hearing)**

An application submitted by Decatur Crossing, LLC, on behalf of Tighi Family, LP, property owner, for a use permit in a PUD Planned Unit Development District to allow an automobile service facility. The property is generally located at the northeast corner of Decatur Boulevard and Ann Road. The Assessor's Parcel Number is 124-30-401-010.

**This application was continued from the Planning Commission meeting of August 25, 2002 to allow the applicant time to meet with staff concerning the proposed development.**

**RECOMMENDATION**

The Development Services Department recommends that UN-82-02 be continued to allow the applicant time to redesign the site to comply with the Ordinance Requirements.

If the Planning Commission feels that approval of the use permit is warranted the following condition is recommended:

1. Applicant shall abide by the conditions of approval of FDP-07-02.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 10/23/02 Planning Commission meeting.

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

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE UN-82-02 to the 10/23/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 10/23/02**

Items #20 FDP-07-02, #21 UN-82-02, #22 UN-83-02, #23 UN-84-02 are related.

**22) UN-83-02 (7963) DECATUR CROSSING, LLC (Public Hearing)**

An application submitted by Decatur Crossing, LLC, on behalf of Tighi Family, LP, property owner, for a use permit in a PUD Planned Unit Development District to allow a financial institution. The property is generally located at the northeast corner of Decatur Boulevard and Ann Road. The Assessor's Parcel Number is 124-30-401-010.

**This application was continued from the Planning Commission meeting of August 25, 2002 to allow the applicant time to meet with staff concerning the proposed development.**

**RECOMMENDATION**

The Development Services Department recommends that UN-83-02 be continued to allow the applicant time to redesign the site to comply with the Ordinance Requirements.

If the Planning Commission feels that approval of the use permit is warranted the following condition is recommended:

1. Applicant shall abide by the conditions of approval of FDP-07-02.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 10/23/02 Planning Commission meeting.

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

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE UN-83-02 to the 10/23/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 10/23/02**

Items #20 FDP-07-02, #21 UN-82-02, #22 UN-83-02, #23 UN-84-02 are related.

**23) UN-84-02 (7964) DECATUR CROSSING, LLC (Public Hearing)**

An application submitted by Decatur Crossing, LLC, on behalf of Tighi Family, LP, property owner, for a use permit in a PUD Planned Unit Development District to allow the "on sale" of alcoholic beverages in conjunction with a tavern. The property is generally located at the northeast corner of Decatur Boulevard and Ann Road. The Assessor's Parcel Number is 124-30-401-010.

**This application was continued from the Planning Commission meeting of August 25, 2002 to allow the applicant time to meet with staff concerning the proposed development.**

**RECOMMENDATION**

The Development Services Department recommends that UN-84-02 be continued to allow the applicant time to redesign the site to comply with the Ordinance Requirements.

If the Planning Commission feels that approval of the use permit is warranted the following condition is recommended:

1. Applicant shall abide by the conditions of approval of FDP-07-02.
2. That the applicant shall provide proof to the City that no other tavern is within 1,500 feet of the proposed location. The evidence shall be provided prior to the application for a building permit.
3. That UN-84-02 shall expire on March 25, 2003.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 10/23/02 Planning Commission meeting.

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

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE UN-84-02 to the 10/23/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 10/23/02**

**24) UN-69-02 (7844) NOW CAR SPA (Public Hearing)**

An application submitted by Philip & Pam Konecny on behalf of Temple Properties, LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a self-service/drive-through automobile washing establishment. The property is generally located at the southeast corner of Lone Mountain Road and Decatur Boulevard. The Assessor's Parcel Number is 139-06-101-001.

**This item was continued from September 11<sup>th</sup> and 25<sup>th</sup> Planning Commission meetings at the request of the applicant.**

**RECOMMENDATION:**

The Development Services Department recommends that UN-69-02 be denied.

If however, the Planning Commission were to determine that approval is warranted, then staff recommends the following conditions:

1. Standard conditions: 4, 8, 10, 11 and 12.
2. The development shall be in compliance with the Commercial Design Standards including, but not limited to the following:
  - a. Twenty (20) feet of landscaping shall be provided next to Decatur Boulevard.
  - b. The required sidewalk shall be separated from the back-of-curb by a minimum five (5) feet of landscaped area.
  - c. A consistent level of detailing (architectural features) shall be provided on the sides and rear elevations similar to those provided for the front.
  - d. Accessory structures shall be designed using the same colors, materials and architectural design as the principal building.
  - e. A six-foot-wide landscaped island shall be provided at the end of every new parking row.
3. Landscaped areas as shown on the site plan shall be provided next to the south and east property lines. In addition, 36-inch box evergreen trees shall be planted at 20-foot intervals on center.
4. All parking and queuing for the car wash shall be in compliance with ordinance requirements or with an approved parking study as determined by the City of North Las Vegas Traffic Engineer.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending denial of this item.

Michael Bradshaw, of Bradshaw & Associates, 10814 Del Rudini, Las Vegas, Nevada, 89141 appeared on behalf of the applicant.

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

- Kenneth R. Seale, 4709 Palomino Estates, North Las Vegas, Nevada 89031

Mr. Seale stated he opposes this project as he feels it would negatively affect the quality of life in the neighborhood.

Jean Heatherly, 4632 Charger Way, North Las Vegas, Nevada 89030

Mrs. Heatherly stated she opposes this item as she feels the noise from this property would be too loud.

Chairman Leavitt closed the Public Hearing.

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE UN-69-02 subject to the following changes:

**Condition #2a Changed to Read: "Ten (10) feet of landscaping shall be provided next to Decatur Boulevard.**

**Condition #2b Deleted.**

**Condition #3 Changed to Read: "Landscaped areas as shown on the site plan shall be provided next to the south and east property lines. In addition, 48-inch box *mesquite* trees shall be planted at 20-foot intervals on center.**

**Condition #5 Added to Read: "That the applicant shall install an 8 foot wall."**

**Condition #6 Added to Read: "25 feet of landscaping shall be provided."**

**Condition #7 Added to Read: "that the project shall be subject to a one (1) year review."**

**Condition #8 Added to Read: "That 24-hour surveillance be provided."**

**Condition #9 Added to Read: "That the last bay remain as storage space."**

**Condition #10 Added to Read: "That the wash bay shall not be accessible after 10:00pm."**

**Condition #11 Added to Read: "That the hours of operations shall be from 7am-10pm."**

The motion carried by MAJORITY vote with Commissioner Jo Cato voting against the motion.

The item was APPROVED.

**This item was heard following Item #3 UN-85-02**

Items #1 AMP-56-02, #2 ZN-112-02, #3 UN-85-02 and #25 UN-75-02 are related.

**25) UN-75-02 (7891) EVA G. SIMMONS ELEMENTARY SCHOOL (Public Hearing)**

An application submitted by the Clark County School District, property owner, for a use permit in an R-E Ranch Estates District to allow an elementary school. The property is generally located at the southeast corner of Coleman Street and Tropical Parkway. The Assessor's Parcel Number is 124-29-702-002.

**This item was continued from the September 25, 2002, Planning Commission meeting to allow the applicant time to submit the required notarized signatures from the adjacent property owners**

**RECOMMENDATION:**

The Development Services Department recommends that UN-75-02 be approved with the following conditions:

- ▶ Standard conditions: 8, 10, 11, 12, 15, and 27.
- ▶ Approval of a traffic study is required prior to submittal of the civil improvement plans.
- ▶ Approval of drainage study is required prior to submittal of the civil improvement plans.
- ▶ A water network analysis must be submitted with the civil improvement plans.
- ▶ Property owner shall dedicate the right-of-way for Silver Clouds Drive and Soaring Bluff.
- ▶ A letter from the adjoining property owner is required indicating that they have no objection to the location of Silver Clouds Drive and Soaring Bluff. Contact Mary Griego, Real Property Agent, at 633-2087 for additional information.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

Matt LaCroix, 4212 Eucalyptus Annex, Las Vegas, Nevada 89121 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Jo Cato MOVED and Commissioner Joy Diaz SECONDED to APPROVE UN-75-02 per staff's recommendations subject to the following changes:

**Delete Condition #6.**

**NEW CONDITION #6 ADDED TO READ: "Landscaping shall be provided to facilitate an 80% coverage at maturity."**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**This item was heard out of order and Item #4**

**26) T-956 (7967) PECOS/AZURE**

An application submitted by American Premiere on behalf of EXBER, Inc., property owner, for a tentative map review in an M -2 General Industrial District (proposed PUD Planned Unit Development District). The property is generally located at the northeast corner of Pecos Road and Tropical Parkway. The Assessor's Parcel Numbers are 123-30-201-001 and 123-30-201-002.

**This item was continued from the September 25<sup>th</sup> Planning Commission meeting, at the applicant's request.**

**RECOMMENDATION**

The Development Services Department recommends that T-956 be continued so that the appropriate revisions can be made and presented to the Planning Commission.

If however the applicant is not agreeable to a continuance at this time, the Development Services Department recommends that T-956 be denied because the proposal is not consistent with the underlying PUD.

If however the Planning Commission determines that approval is warranted, the Development Services Department recommends the following conditions of approval:

1. Standard Conditions: 4, 6, 11, and 15.
2. That T-956 shall be revised in order to be in conformance with the conditions of approval for ZN-46-02, including but not limited to:
  1. The applicant shall submit for an amendment to the Master Plan of Streets and Highways to remove the alignment (Sandy Lane) along the easterly boundary. If the amendment is denied, the tentative map must be revised to include the roadway.
  2. All residential units shall be provided with fire sprinklers, unless the applicant provides an alternative acceptable to the City prior to recording the final map.
  3. All lots shall have a minimum area of 4,500 square feet.
  4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
  5. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
  6. The North Las Vegas Traffic Engineer may require minor revisions to the interior streets prior to approval of the civil improvement plans for the project.
  7. A water network analysis must be submitted with the civil improvement plans.
  8. All known geologic hazards shall be shown on the Tentative Map and the Civil Improvement Plans. Subsequent identification of additional hazards may substantially alter the original Tentative Map layout.
  9. Right of way dedication for a bus turn out is required on Pecos Road north of Tropical Parkway.
  10. Additional right of way dedication required for the flared intersection at Pecos Road and Tropical Parkway per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.

3. That approval of T-956 is contingent upon the approval of the requisite zoning by City Ordinance. In the event that there is a discrepancy between the zoning approval and the tentative map, the tentative map shall be revised accordingly subject to Planning Commission review and approval.
4. Due to the existing Nevada Power transmission poles, the Tropical Parkway alignment must be shifted ten feet (10.0') south of the section line. The applicant will be responsible for building the fifty feet (50.0') half street and obtaining the additional ten feet (10.0') of right-of-way necessary for the construction of the half street south of the section line.
5. Approval of a traffic study is required prior to submittal of the civil improvement plans.
6. Stub street design is generally prohibited due to the inability of North Las Vegas' street sweeping equipment to adequately maintain the right of way except when required by unusual topographic, drainage or other constraints. Revise the site plan to include the recently adopted cul-de-sac design which features a minimum twenty-four foot (24') back of curb radius.
7. The approximate dimension of each lot is required per North Las Vegas Municipal Code 16.12.030.
8. Street suffixes in accordance with the North Las Vegas Street Naming and Address Assignment Standard shall be added to the tentative map.
9. Applicant shall verify the width of the dedicated right of way on Azure Avenue. The Clark County Assessor map 123-30-2, dated 12/19/00, notes the right of way width as forty feet (40.00'). If the map is correct, Applicant shall apply for a vacation of the excess right of way.
10. The 20' Sewer and Storm Drain easement shall be landscaped and maintained in conformance with North Las Vegas Municipal Code 17.24.210.D.4.
11. A minimum two means of paved access from existing streets to this site are required.
12. That the entire 60-foot-wide open space trail on the east side of the site be developed as part of this tentative map in accordance with the requirements of the PUD (ZN-46-02)

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 10/23/02 Planning Commission meeting.

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE T-956 to the 10/23/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 10/23/02**

**27) SPR-30-02 (7966) HANGARS V PROJECT, LLC**

An application submitted by Hangars V Project LLC on behalf of Clark County Aviation, property owner, for a site plan review in a M-2 General Industrial District to allow for approximately 185,300 sq. ft. of airplane hangars. The property is generally located 880 feet east of Rancho Drive and the north side of Carey Avenue. The Assessor's Parcel Numbers are 139-18-801-005, 139-18-801-003 and 139-18-802-001.

**This item was continued from the September 25<sup>th</sup> Planning Commission meeting, at the applicant's request, in order to submit a revised site plan addressing the concerns listed in the original staff report.**

**RECOMMENDATION**

The Development Services Department recommends that SPR-30-02 be continued in order for the site plan to be revised in a manner that corresponds to the 85-foot-wide drainage easement along Carey Avenue.

If however the Planning Commission determines that approval is warranted, the Development Services Department recommends the following conditions of approval:

1. Standard Conditions: 8 and 11.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. 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.
5. That landscaping along Carey Avenue shall be installed in accordance with the Industrial Design Standards.
6. That a minimum two means of emergency access shall be provided to the site.
7. That the existing billboards must be removed from the site, or be approved by special use permit prior to the released any building permits.
8. That visual relief shall be incorporated into the design of the buildings through a color scheme consistent with the renderings submitted by the applicant and as approved by the Planning Commission.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

Doug Pervis, Pervis Architects, 6325 McLeod Drive Suite 6, Las Vegas, Nevada 89120 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to APPROVE SPR-30-02 per staff's recommendations subject to the following changes:

**Condition #7 Deleted.**

**Condition #8 Changed to Read:** "That visual relief shall be incorporated into the design of the buildings through a tan color scheme consistent with the renderings submitted by the applicant and as approved by the Planning Commission."

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**PUBLIC FORUM**

This is the portion of the meeting devoted to the public. After completing and submitting a yellow card, the public is invited to come forward upon recognition by the Chairman and speak upon any topic. Usually items received under this heading are referred to the appropriate City staff for action at a later date.

**No members of the public came forward.**

**DIRECTOR'S BUSINESS:** None

**CHAIRMAN'S BUSINESS:** Discussion regarding changing the Wednesday 11/27/02 Planning Commission to Tuesday 11/26/02. Commissioner Marilyn Kirkpatrick **MOVED** and Vice-Chairman Anita Wood **SECONDED** to **CHANGE** the 11/27/02 Planning Commission meeting to Tuesday 11/26/02. The motion was carried by **UNANIMOUS** vote.

**ADJOURNMENT:** 10:10 PM

A motion to **ADJOURN** the October 9, 2002 meeting of the Planning Commission of the City of North Las Vegas was made by Chairman Dean Leavitt. Vice-Chairman Anita Wood **SECONDED** the motion.



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Dean Leavitt, Chairman

**ATTEST:**



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Ted Karant, Recording Secretary