

MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Nelson Stone, Chairman
Marilyn Kirkpatrick
Dean Leavitt
Laura E. Perkins

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

Tom Langford, Vice Chairman
Anita Wood
Harry Shull

September 13, 2000

CALL TO ORDER:

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

ROLL CALL:

Dean Leavitt - Present
Harry Shull - Present
Marilyn Kirkpatrick - Present
Laura Perkins - Present
Tom Langford - Present
Nelson Stone - Present
Anita Wood - Present

STAFF PRESENT:

Tom Bell, Development Services Director
Steve Baxter, Planning Manager
Marc Jordan, Senior Planner
Bob Hoyes, Associate Planner
Lenny Badger, Public Works
Madeleine Jabbour, Transportation Services
Jim Stubler, Fire Department
Jim Lewis, Deputy City Attorney
Vicki Adams, Recording Secretary

PLEDGE OF ALLEGIANCE:

Commissioner Nelson Stone

ANNOUNCEMENTS:

Verification of compliance with NRS 241, Open Meeting Law.

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

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 August 23, 2000.

Commissioner Harry Shull MOVED and Commissioner Laura Perkins SECONDED to APPROVE the minutes of the August 23, 2000 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

1) PW-109-00 (2455) LAS PALMERAS 5

Acceptance of the off-site improvements for maintenance and release of the Subdivision Bond in the amount of \$131,479.87.

2) PW-110-00 (2456) M.S. CONCRETE SHOP BUILDING

Acceptance of the Commercial Developments Off-site Improvements Agreement by Red Limited Partnership and acceptance of the Subdivision Bond in the amount of \$240,221.63.

3) PW-111-00 (2457) RANCHO MIRAGE UNIT 2, PHASE 3

Approval of the final map and the Subdivision Off-site Improvements Agreement by Specialty Holdings, Inc. and acceptance of the Subdivision Bond in the amount of \$380,894.03.

4) PW-112-00 (2458) RANCHO MIRAGE UNIT II, PHASE 2

Approval of the final map and the Subdivision Off-site Improvements Agreement by Specialty Holdings, Inc. and acceptance of the Subdivision Bond in the amount of \$287,553.31.

5) PW-113-00 (2459) HOMETOWN WEST UNIT 1

Approval of the final map and the Subdivision Off-site Improvements Agreement by Greystone Nevada, LLC and acceptance of the Subdivision Bond in the amount of \$534,217.59.

6) PW-114-00 (2460) AUTO RETAIL CENTER - CRAIG / LAWRENCE

Acceptance of the Commercial Developments Off-site Improvements Agreement by Emit & Nettie Miller Living Trust and acceptance of the Performance Bond in the amount of \$14,245.55.

7) PW-115-00 (2461) TURTLE STOP

Acceptance of the Commercial Developments Off-site Improvements Agreement by Snappy Cheyenne, LLC, and acceptance of the Subdivision Bond in the amount of \$29,418.95.

8) PW-116-00 (2462) COBBLESTONE RIDGE N. 80 UNIT 2

Approval of the Subdivision Off-site Improvements Agreement by D.R. Horton, Inc. and acceptance of the Subdivision Bond in the amount of \$533,125.67.

9) PW-117-00 (2463) COBBLESTONE RIDGE N. 80 UNIT 3

Approval of the Subdivision Off-site Improvements Agreement by D.R. Horton, Inc. and acceptance of the Subdivision Bond in the amount of \$516,916.24.

10) PW-118-00 (2464) COBBLESTONE RIDGE N. 80 UNIT 4

Approval of the Subdivision Off-site Improvements Agreement by D.R. Horton, Inc. and acceptance of the Subdivision Bond in the amount of \$623,622.89.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to APPROVE Consent Agenda Items #1 through #10.

The motion carried by UNANIMOUS vote.

The applicant for Item #35, ZN-28-97, Broadacres, requested that the application be heard first on the agenda.

35) ZN-28-97 (1634) BROADACRES (Public Hearing)

An application submitted by Broadacres, LTD, on behalf of Jake Bowman, property owner, for an extension of time to reclassify property from a PUD Planned Unit Development District to a C-2 General Commercial District (ROI #1949). The property is located approximately 80 feet south of Las Vegas Boulevard and east of the Las Vegas Wash drainage facility. The Assessor's Parcel Number is 139-13-702-003.

This item was originally scheduled for the Planning Commission meeting of June 14, 2000. The item was continued to the July 12, 2000, meeting. On June 15, 2000, the applicant and his landscape architect met with staff to resolve the outstanding issues pertaining to the above-mentioned application. The landscape architect submitted for and obtained a building permit to install landscape materials and a complete automatic irrigation system. Construction began immediately after the permit was obtained.

On July 12, 2000, the project was underway, but not complete; therefore, the item was continued to the September 13, 2000, Planning Commission meeting. At the time of this memorandum's preparation, the project had not yet been completed. Staff will advise the Planning Commission as to the status of the project prior to the meeting.

If the project is completed and a final inspection approved by the City prior to the Planning Commission meeting, the recommendation of the Development Services Department is that the Planning Commission provide a favorable recommendation to the City Council for permanent "hard" zoning to the C-2 zoning district.

This item is required to be considered for final action by the City Council.

The item was presented by Bob Hoyes, Associate Planner, on behalf of staff who stated that this item has been continued from the June 14, 2000 and the July 12, 2000 Planning Commission meetings.

Dolph Bowman, 5155 S. Torrey Pines, Las Vegas, NV appeared on behalf of the applicant and concurred with staff's recommendations.

Commissioner Tom Langford stated that he has been to the site and when one comes in the main gate and goes straight back into the property, the wall is too low. He can almost step over it.

Mr. Bowman stated that they are going to put in another row of block; that's all it's engineered for. They cannot add more than that.

Commissioners Langford and Anita Wood both stated that they did not believe that was high enough.

Mr. Bowman stated that the City of North Las Vegas came out and certified the wall.

Commissioner Langford stated that if the applicant didn't add more blocks then his vote was always going to be "no."

Mr. Bowman stated that he would put in two rows.

Commissioner Wood indicated that she didn't know what happened with the inspector but she can see over the wall from both sides. The wall is not six (6) feet high.

Mr. Bowman stated that they didn't go to all the expense on this project to skimp on the wall and upset the neighbors.

Commissioner Wood further stated that the concern here is for the privacy of the residents behind this project.

Commissioner Langford told the applicant he didn't want him to go away with the idea that he did a bad job because he did a great job.

Commissioner Harry Shull stated that he was at the site that afternoon and stepped off the wall. The wall probably is six feet high from the footings but part of it is buried. It is only about 150 feet of wall that needs to be added.

Chairman Nelson Stone opened the Public Hearing. The following participants came forward:

- ▶ Betty Schmidt, 3308 Honduras Place, N. Las Vegas

Ms. Schmidt stated that she didn't think she would have to attend another meeting on this issue. Mr. Bowman says he wants the homeowners to be happy. He should add more blocks to the wall or add lattice to the top of the wall to provide screening.

- ▶ Dorothy Stacey, 3304 Honduras Place, N. Las Vegas

Ms. Stacey indicated she was back again because M. Bowman has not kept his word to be a good neighbor. He had no intention of raising the block wall. They hauled off all the extra blocks and the dirt they undercut. There is still the issue of screening from the view of the parking lot. It will take a long time for trees to grow big enough to provide screening. They also need to remove the two piles of colored rock they didn't use. She also disagrees with the building inspector on the height of the wall.

Chairman Stone closed the Public Hearing.

Mr. Bowman stated that he is highly offended when people come up and say he has no intention of doing what he said he would do. He met with staff after the last meeting and was told how high he could build the wall. He has spoken to numerous people in the planning department about this wall.

Commissioner Anita Wood asked if they could address Ms. Stacey's concerns about the landscaping.

Mr. Hoyes replied that the applicant is required to maintain the landscaping and that is to be in living form.

Mr. Bowman stated that he would have a contractor out the next day to finish the wall. He is way ahead on the building and would request that the issue be finished at this meeting instead of continuing to have to come back.

Commissioner Nelson Stone commented that he was also out at the site that afternoon and he thinks the applicant has done a good job except by the channel where the wall is only seven (7) blocks high. It should be nine (9) blocks high. He doesn't think that, in the future, the Planning Commission should be involved in the height of walls. It shouldn't be up to the Planning Commission to ensure the wall is there before the application is approved; that is up to the inspectors.

Steve Baxter, Planning Manager, stated that he agreed. The item would have to go on to Council anyway so they will have a chance to review it.

Commissioner Laura Perkins stated that the issue is not whether the fence is six (6) or eight (8) feet high; the intent was to shield the neighbors. It is whether it fulfills the intent of what it is supposed to do.

Commissioner Wood asked if the Planning Commission should extend the ROI for a year. She asked what would happen to the condition if it goes to hard zoning.

Mr. Baxter replied that the condition stays. The condition would still have to be met as it is a code requirement.

Commissioner Tom Langford asked if the item could be brought back a year from now to which Mr. Baxter replied that they have annual reviews on different items.

Commissioner Anita Wood MOVED and Commissioner Tom Langford SECONDED to APPROVE ZN-28-97 for a one year extension of time.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

11) AMP-18-00 (2274) N. 5th & AZURE COMMERCIAL CENTER (Public Hearing)

An application submitted by Unlimited Holdings, Inc., on behalf of the Ebner Living Trust, et. al., Joe Ebner, Trustee, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of M-HDR Medium High Density Residential to Community Commercial. The property is generally located at the southeast corner of N. 5th Street and Azure Avenue. The Assessor's Parcel Numbers are 124-26-202-001, 124-26-202-002, 124-26-202-003, and 124-26-202-004.

Regional Commercial:

Community Commercial areas are meant to provide commercial services used by a large portion of the population of the City and may include Neighborhood Commercial uses. The market for Community Commercial areas is generally between two and seven miles. Community Commercial areas vary widely in use and intensity. Community Commercial areas may contain: clothing sales, appliance sales, furniture sales, automobile tire and/or service, small medical facilities and offices, two to four story professional office complexes, higher intensity commercial uses. Uses that would not generally be acceptable in community commercial areas are: vehicle sales, kennels, automobile engine and body repair, and casinos.

The Comprehensive Plan guidelines for Community Commercial state:

Community Commercial areas should only occur at the intersection of two 100-foot rights-of-way or greater, except for the Las Vegas Boulevard North corridor and Lake Mead Boulevard east of Interstate 15.

North 5th Street is proposed as a 100-foot right-of-way and Azure Avenue is proposed as a 60-foot right-of-way.

Community commercial centers may be appropriate at the intersection of two 100-foot arterial streets if a completed market analysis which takes into consideration existing and/or previously approved pending commercial projects within the vicinity of the proposed project shows that the market will support the requested use, as well as any existing and/or previously approved pending projects.

The subject site is not located at the intersection of two 100-foot arterial streets. Likewise, a market analysis has not been submitted.

Community commercial areas should be no smaller than 12 acres and no larger than 30 acres per street corner.

The area under consideration is approximately 8.53 acres in size.

Community commercial areas should not exceed more than 80 acres at any intersection.

The subject site is approximately 8.53 acres in size. The request for an amendment to the Comprehensive Plan has been submitted in conjunction with a rezoning request to the C-2 district for the subject site and the property at the northeast corner of North 5th Street and Azure Avenue. Both corners of this intersection would equal approximately 12.73 acres. The nearest major intersection of two 100-foot rights-of-way would be the intersection of North 5th Street and Centennial Parkway, approximately 1/4 of a mile to the north. The Comprehensive Plan designates commercial at the northwest, northeast and southeast corners of this intersection for approximately 110 acres of potential commercial.

Community commercial areas adjacent to existing or planned residential uses should be carefully regulated to prevent intrusion into the residential neighborhood by noise, traffic, light, odor and other nuisances.

The 8.53 acres under consideration abuts undeveloped land to the east and south that is currently zoned as R-E Ranch Estates and has a land use designation of Medium -High Density Residential on the Comprehensive Plan.

The remaining guidelines address bars and taverns, shared architectural themes, and public areas.

These criteria would be required at the time site plan approval is sought.

The area under consideration for an amendment to the Comprehensive Plan land use element does not comply with the guidelines. In addition, because of the potential for approximately 110 acres of commercial development at the intersection of Centennial Parkway and North 5th Street, there appears to be no compelling reason to amend the Comprehensive Plan to allow approximately 8.53 acres of additional commercial.

Therefore, staff's recommendation for the amendment to the Comprehensive Plan is for denial.

The area that is under consideration for rezoning is divided by Azure Avenue. Staff is recommending denial of the amendment to the Comprehensive Plan land use element for the subject site south of Azure Avenue, and therefore, is also recommending denial of the rezoning request for the same area south of Azure Avenue.

The area north of Azure Avenue is supported by commercial development on the Comprehensive Plan. However, the subject site is approximately 4.20 acres in size, whereas the Comprehensive Plan recommends development of 12 acres or more. To rezone a small piece at this may be premature. Therefore, staff's recommendation is for denial.

RECOMMENDATION:

The Development Services Department recommends that AMP-18-00 be denied as the subject site does not comply with the guidelines established in the Comprehensive Plan.

The Development Services Department recommends that ZN-23-00 be denied.

Prior to the Planning Commission Meeting of September 13, 2000 the applicant requested that the item be withdrawn.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED WITHDRAW AMP-18-00 per the applicant's request.

The motion carried by UNANIMOUS vote.

The application is WITHDRAWN.

12) ZN-23-00 (2273) N. 5TH & AZURE COMMERCIAL CENTER (Public Hearing)

An application submitted by Unlimited Holdings, Inc. on behalf of the Ebner Living Trust, et. al., Joe Ebner, Trustee, property owner, for reclassification of property from an R-E Ranch Estates District to a C-2 General Commercial District. The property is generally located at the southeast and northeast corners of N. 5th Street and Azure Avenue. The Assessor's Parcel Numbers are 124-26-202-001, 124-26-202-002, 124-26-202-003, 124-26-202-004 and 124-26-102-002.

Regional Commercial:

Community Commercial areas are meant to provide commercial services used by a large portion of the population of the City and may include Neighborhood Commercial uses. The market for Community Commercial areas is generally between two and seven miles. Community Commercial areas vary widely in use and intensity. Community Commercial areas may contain: clothing sales, appliance sales, furniture sales, automobile tire and/or service, small medical facilities and offices, two to four story professional office complexes, higher intensity commercial uses. Uses that would not generally be acceptable in community commercial areas are: vehicle sales, kennels, automobile engine and body repair, and casinos.

The Comprehensive Plan guidelines for Community Commercial state:

Community Commercial areas should only occur at the intersection of two 100-foot rights-of-way or greater, except for the Las Vegas Boulevard North corridor and Lake Mead Boulevard east of Interstate 15.

North 5th Street is proposed as a 100-foot right-of-way and Azure Avenue is proposed as a 60-foot right-of-way.

Community commercial centers may be appropriate at the intersection of two 100-foot arterial streets if a completed market analysis which takes into consideration existing and/or previously approved pending commercial projects within the vicinity of the proposed project shows that the market will support the requested use, as well as any existing and/or previously approved pending projects.

The subject site is not located at the intersection of two 100-foot arterial streets. Likewise, a market analysis has not been submitted.

Community commercial areas should be no smaller than 12 acres and no larger than 30 acres per street corner.

The area under consideration is approximately 8.53 acres in size.

Community commercial areas should not exceed more than 80 acres at any intersection.

The subject site is approximately 8.53 acres in size. The request for an amendment to the Comprehensive Plan has been submitted in conjunction with a rezoning request to the C-2 district for the subject site and the property at the northeast corner of North 5th Street and Azure Avenue. Both corners of this intersection would equal approximately 12.73 acres. The nearest major intersection of two 100-foot rights-of-way would be the intersection of North 5th Street and Centennial Parkway, approximately 1/4 of a mile to the north. The Comprehensive Plan designates commercial at the northwest, northeast and southeast corners of this intersection for approximately 110 acres of potential commercial.

Community commercial areas adjacent to existing or planned residential uses should be carefully regulated to prevent intrusion into the residential neighborhood by noise, traffic, light, odor and other nuisances.

The 8.53 acres under consideration abuts undeveloped land to the east and south that is currently zoned as R-E Ranch Estates and has a land use designation of Medium -High Density Residential on the Comprehensive Plan.

The remaining guidelines address bars and taverns, shared architectural themes, and public areas.

These criteria would be required at the time site plan approval is sought.

The area under consideration for an amendment to the Comprehensive Plan land use element does not comply with the guidelines. In addition, because of the potential for approximately 110 acres of commercial development at the intersection of Centennial Parkway and North 5th Street, there appears to be no compelling reason to amend the Comprehensive Plan to allow approximately 8.53 acres of additional commercial.

Therefore, staff's recommendation for the amendment to the Comprehensive Plan is for denial.

The area that is under consideration for rezoning is divided by Azure Avenue. Staff is recommending denial of the amendment to the Comprehensive Plan land use element for the subject site south of Azure Avenue, and therefore, is also recommending denial of the rezoning request for the same area south of Azure Avenue.

The area north of Azure Avenue is supported by commercial development on the Comprehensive Plan. However, the subject site is approximately 4.20 acres in size, whereas the Comprehensive Plan recommends development of 12 acres or more. To rezone a small piece at this may be premature. Therefore, staff's recommendation is for denial.

RECOMMENDATION:

The Development Services Department recommends that AMP-18-00 be denied as the subject site does not comply with the guidelines established in the Comprehensive Plan.

The Development Services Department recommends that ZN-23-00 be denied.

Prior to the Planning Commission Meeting of September 13, 2000 the applicant requested that the item be withdrawn.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to WITHDRAW ZN-23-00 per the applicant's request.

The motion carried by UNANIMOUS vote.

The application is WITHDRAWN.

13) UN-67-00 (2282) TURTLE STOP (HIDDEN CANYON) (Public Hearing)

An application submitted by Hot Shots Neighborhood Lounge, Inc. on behalf of Richard Zachau, property owner, for a use permit in an M-2 General Industrial District to allow the addition of gas pumps and an expansion to an existing convenience store. The property is located at 2343 W. Gowan Road. The Assessor's Parcel Number is 139-08-701-001. A complete legal description is on file with the Development Services Department.

Although the existing 3,334-square-foot tavern is not the subject of either of these applications, the proposed floor plan identifies a 3,429-square-foot tavern. Since the proposed floor plan includes a 95-square-foot expansion of the tavern, it too would require a special use permit. Thus far, an application has not been submitted. If the tavern were to expand, as shown on the floor plan, it would require 69 parking spaces.

In addition to the tavern, the proposed floor plan consists of a 3,700-square-foot convenience store. Also identified on the site plan are fuel islands and a 900-square-foot drive-thru car wash, which would be detached from the convenience store/tavern building and located adjacent to the southern property line.

The elevation drawings indicate that stucco finish and clay tiles will be provided on the remodeled building. The drawings indicate a mix of 3-coat and 2-coat stucco finishes and a cornice around the sides and back of the main building. The car wash and gas canopy are required to match the main building in design, colors and materials. The proposed car wash would require some minor architectural embellishments such as, but not limited to, some clay tiles and pop-outs. The gas canopy would require, at a minimum, stucco columns and stucco finish around the top portions.

Based on the parking requirement of one space per 200 square feet of floor area, the proposed convenience store requires a minimum of 19 parking spaces. The existing tavern requires one space per 50 square feet of floor area, or 67 parking spaces. A total of 86 parking spaces are required for this site. The Zoning Ordinance does provide for a 10% reduction in the required number of parking spaces for the convenience store, and in this case, the reduction could be nine (9) parking spaces. Therefore, a minimum of 77 parking spaces are required for the proposed uses. The site plan identifies a total of 44 parking spaces.

The site plan identifies 10 feet of perimeter landscaping, but 20 feet is required. In some cases, this would be considered a minor change and listed as a condition of approval. However, there are several compounding issues pertaining to these applications which prohibit the Development Services Department from providing favorable recommendations. Therefore, if the applicant agrees to indefinitely continuing these items, then the perimeter landscaping should be provided in accordance with ordinance requirements, as well.

There are 11 mature trees on this site. The trees appear to be Mondel Pines. These trees should be preserved and incorporated into the site's overall landscaping plan. Relocating many of the trees can be expected, but all of them should be preserved.

Since the project is adjacent to residential uses (to the north and west), a condition will be provided to ensure compatibility of adjacent uses (ie. the Commercial Design Standards.) Street frontage signs are required to be monument-type and should match the buildings in design and materials. All proposed signs should be identified on the building plans.

The primary concern of the Development Services Department is the lack of required off-street parking for the proposed uses. The site requires a minimum of 33 additional parking spaces. Based on the submitted site and floor plans, the Development Services Department has no other option than to recommend denial of the requested special use permits.

Based on the submitted site and floor plans, the Development Services Department recommends denial of **UN-67-00** and **UN-68-00** because the plans do not adequately meet City of North Las Vegas development standards, as outlined in the text above.

If, however, the applicant is agreeable to continuing these items indefinitely, then staff would support that request. A continuance may allow the applicant time to satisfactorily address all concerns mentioned herein. The applications would then be re-scheduled for a future Planning Commission meeting in accordance with the submittal closing dates.

Prior to the Planning Commission Meeting of September 13, 2000 the applicant requested the application be CONTINUED to October 11, 2000.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE UN-67-00 per the applicant's request.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 10/11/00.

14) UN-68-00 (2283) TURTLE STOP (HIDDEN CANYON) (Public Hearing)

An application submitted by Hot Shots Neighborhood Lounge, Inc. on behalf of Richard Zachau, property owner, for a use permit in an M-2 General Industrial District to allow the addition of a car wash to an existing convenience store. The property is located at 2343 W. Gowan Road. The Assessor's Parcel Number is 139-08-701-001.

Although the existing 3,334-square-foot tavern is not the subject of either of these applications, the proposed floor plan identifies a 3,429-square-foot tavern. Since the proposed floor plan includes a 95-square-foot expansion of the tavern, it too would require a special use permit. Thus far, an application has not been submitted. If the tavern were to expand, as shown on the floor plan, it would require 69 parking spaces.

In addition to the tavern, the proposed floor plan consists of a 3,700-square-foot convenience store. Also identified on the site plan are fuel islands and a 900-square-foot drive-thru car wash, which would be detached from the convenience store/tavern building and located adjacent to the southern property line.

The elevation drawings indicate that stucco finish and clay tiles will be provided on the remodeled building. The drawings indicate a mix of 3-coat and 2-coat stucco finishes and a cornice around the sides and back of the main building. The car wash and gas canopy are required to match the main building in design, colors and materials. The proposed car wash would require some minor architectural embellishments such as, but not limited to, some clay tiles and pop-outs. The gas canopy would require, at a minimum, stucco columns and stucco finish around the top portions.

Based on the parking requirement of one space per 200 square feet of floor area, the proposed convenience store requires a minimum of 19 parking spaces. The existing tavern requires one space per 50 square feet of floor area, or 67 parking spaces. A total of 86 parking spaces are required for this site. The Zoning Ordinance does provide for a 10% reduction in the required number of parking spaces for the convenience store, and in this case, the reduction could be nine (9) parking spaces. Therefore, a minimum of 77 parking spaces are required for the proposed uses. The site plan identifies a total of 44 parking spaces.

The site plan identifies 10 feet of perimeter landscaping, but 20 feet is required. In some cases, this would be considered a minor change and listed as a condition of approval. However, there are several compounding issues pertaining to these applications which prohibit the Development Services Department from providing favorable recommendations. Therefore, if the applicant agrees to indefinitely continuing these items, then the perimeter landscaping should be provided in accordance with ordinance requirements, as well.

There are 11 mature trees on this site. The trees appear to be Mondel Pines. These trees should be preserved and incorporated into the site's overall landscaping plan. Relocating many of the trees can be expected, but all of them should be preserved.

Since the project is adjacent to residential uses (to the north and west), a condition will be provided to ensure compatibility of adjacent uses (ie. the Commercial Design Standards.) Street frontage signs are required to be monument-type and should match the buildings in design and materials. All proposed signs should be identified on the building plans.

The primary concern of the Development Services Department is the lack of required off-street parking for the proposed uses. The site requires a minimum of 33 additional parking spaces. Based on the submitted site and floor plans, the Development Services Department has no other option than to recommend denial of the requested special use permits.

Based on the submitted site and floor plans, the Development Services Department recommends denial of **UN-67-00** and **UN-68-00** because the plans do not adequately meet City of North Las Vegas development standards, as outlined in the text above.

If, however, the applicant is agreeable to continuing these items indefinitely, then staff would support that request. A continuance may allow the applicant time to satisfactorily address all concerns mentioned herein. The applications would then be re-scheduled for a future Planning Commission meeting in accordance with the submittal closing dates.

Prior to the Planning Commission Meeting of September 13, 2000, the applicant requested that the application be CONTINUED to October 11, 2000.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE UN-68-00 per the applicant's request.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 10/11/2000.

15) ZN-26-00 STORAGE WEST (Public Hearing)

An application submitted by LAACO, Ltd. on behalf of Tom Julian, Denise St. James and Clifford & Donna Findlay, property owners, for reclassification of property from an R-E Ranch Estates District to a C-2 General Commercial District. The property is generally located north of Craig Road approximately 260 feet east of Simmons Street. The Assessor's Parcel Numbers are 139-05-601-012, 139-05-601-013, 139-05-601-014, 139-05-601-015 and 139-05-601-019.

A concern raised by the Fire Department during a staff review meeting is access to the existing single-family home north of parcel 2. Currently, Fuselier Drive runs north-south from Gowan Road and ends at Craig Road. There is a dirt access drive from Craig Road to the existing house, but the access road is not dedicated.

Whitney Peak Way is a paved road within the PUD to the east, which dead-ends at the northeast corner of parcel 4.

One of two things would need to happen prior to, or in conjunction with, any development of these parcels: (1) Fuselier Drive would need to be dedicated and improved; or (2) Whitney Peak Way would need to be dedicated and improved. Either of these scenarios would provide legal access to the otherwise "land-locked" parcels to the north.

The only other issue pertaining to the re-zoning of these parcels is that the applicants need to be aware that all of these parcels would hereby be required to be developed in accordance with the Commercial Design Standards.

The Development Services Department recommends that the Planning Commission provide a favorable recommendation to the City Council for ZN-26-00 to be permanently zoned to C-2, General Commercial, by ordinance.

The application was presented by Bob Hoyes, Associate Planner, on behalf of staff.

Paul King, 2756 N. Green Valley Parkway #423, Henderson, NV 89014 appeared on behalf of the applicant and concurred with staff's recommendations.

Commissioner Anita Wood asked the applicant if the primary goal of the applicant was to take all of parcel 4 and part of parcel 5 and turn it into mini-warehousing. She asked if that was viable with the mini-warehouses at Craig and Simmons. That location is only one block from this.

The applicant replied that they have done their market study and have concluded that this would be a successful project.

Commissioner Tom Langford asked if the drainage ditch was going to be straightened.

Chief Jim Stubler, Fire Department, stated that his understanding is that the road has never been dedicated. This will landlock the development behind it.

Lenny Badger, Public Works, stated that, in coordination with the Craig Road widening project, those drainage channels will be eliminated. They can't landlock the house that is there so something will have to be done with that.

Chairman Nelson Stone opened the Public Hearing. The following participants came forward:

- ▶ Fran Reese, 4524 Fuselier Dr., N. Las Vegas

Ms. Reese stated that she lives in the lone house at the end of the road. The house has been there for 20 years. There is a street sign and a stop sign on the road. She has had the road re-graded herself many times. She doesn't understand how all of a sudden someone could buy up the parcels in front of them and landlock them. She has fought for many years to keep this area Ranch Estates.

Commissioner Harry Shull asked if the applicant was buying the entire piece and if Ms. Reese's property is back by the flood channel. He stated that when the applicant comes forward with a plan, they won't be able to landlock this parcel. He assured Ms. Reese that she would not be landlocked by this project.

- ▶ Dale Reese, 4524 Fuselier Dr., N. Las Vegas

Mr. Reese stated that their main concern is the landlock issue. They are worried about getting home.

- ▶ Jim Orndoff, 2320 Paseo Del Prado #201-A, Las Vegas

Mr. Orndoff stated that he is the real estate agent for Mr. and Mrs. Findley and they have no intention of landlocking these people. An alternate access to this property will be provided.

- ▶ Teresa Simpson, 2339 Ozark Way, N. Las Vegas

Ms. Simpson stated that her concern is what is going on here. There are kids back behind this wash that do drugs, graffiti. There is nothing to slow the traffic down and the applicant is trying to put in this U-Haul or whatever it is. She doesn't think it's fair to the kids who walk there. She would rather see some other business here than a U-Haul or storage facility.

- ▶ Tom Winter, 5804 Lone Song Rd., N. Las Vegas

Mr. Winter stated that he lives directly behind this proposed project. Most of his concerns have been addressed by previous speakers, however, immediately behind this parcel are parts of land which have been dedicated to the City of North Las Vegas. The street will never come to be as it is nothing but a natural wash. The drainage is a serious problem. All the runoff is going to come down onto his property.

- ▶ Terry Cross, 4521 Minaret Way, N. Las Vegas

Mr. Cross stated that he lives east of this proposed reclassification. Craig Road is a mishmash of mostly commercial but some residential areas. Things are changing and votes have changed and they try to keep putting in commercial zoning. A lot of things are not appropriate for the area. He doesn't know if this place will be successful or not but these establishments are generally eyesores and he doesn't believe they look nice.

- ▶ Ron Whipple, 2343 Catskill Ct., N. Las Vegas

Mr. Whipple stated that his house backs into this property on the cul-de-sac. In 1992, this area was zoned Ranch Estates. He asked at that time what the chances were that this area was going to be changed and was told that the area was sacred and it would remain Ranch Estates forever. There is a great drainage problem in this area and it needs to be addressed before proceeding further. He would like some landscaping and screening if this is going to be approved so he can have some sight and sound barriers. He doesn't want lights shining in his eyes at night.

- ▶ Jeff Siekmeier, 2316 High Uintas, N. Las Vegas, NV

Mr. Siekmeier stated that there was quite a bit of opposition to this in his neighborhood as when they moved in six (6) years ago it was with the understanding that this was going to remain residential. It needs to be maintained that way. There are already several U-Hauls in the area. It is important for the residents to maintain what they have there. There are also quite a bit of flood issues. The flood control project stopped before it got to this point. He asked the Planning Commission to deny the application on the basis that approving it would ruin his neighborhood one more time.

- ▶ John Smeltzer, 4641 Minaret Way, N. Las Vegas

Mr. Smeltzer stated that he is a concerned citizen just like the rest of the people present. He doesn't want this changed or this will soon be called "Craig Road Storage" rather than Craig Road. There is also a lot of trash in the area which doesn't help the appearance.

Chairman Nelson Stone closed the Public Hearing.

The applicant stated that in January he sent out notices to property owners within 300 feet of this project and not one person showed up. With respect to the issues raised by the opponents, he is in compliance with the Master Plan. In regard to the flood issues, these will be addressed when the special use permit issues come up. This application is for the zoning only.

Commissioner Marilyn Kirkpatrick stated that 25 years ago this was all Ranch Estates. Little by little, this has gone away. She believes there are three (3) warehouses in this area. She cannot support more commercial and she doesn't think this project would be good for Craig Road.

Commissioner Anita Wood stated that while commercial may be appropriate, she doesn't think C-2 is appropriate. That is too intense next to the residential. She believes C-P is more appropriate.

The applicant asked if C-P zoning would allow mini-warehousing to which Steve Baxter, Planning Manager, stated that C-1 would allow it but not C-P.

Commissioner Harry Shull MOVED and Commissioner Nelson Stone SECONDED to APPROVE ZN-26-00 per staff's recommendations.

The motion did not carry. Commissioners Marilyn Kirkpatrick, Laura Perkins, Tom Langford and Anita Wood voted against the motion.

16) VAC-14-00 (2278) GOLDEN TRIANGLE INDUSTRIAL (Public Hearing)

An application submitted by Operating Engineers Funds, property owner, for a vacation of the public utility easement commencing north of Craig Road and proceeding northeast approximately 1,980 feet, paralleling the Union Pacific Railroad right-of-way. The Assessor's Parcel Numbers are 139-01-511-001 and 139-01-511-002.

The subject site is currently undeveloped. However, the applicant has filed three applications for site plan review (SPR-27-00, SPR-28-00 and SPR-29-00) to construct three large warehouse/office buildings within the area.

The Public Works Department has recommended that this item be continued to allow the applicant time to meet with the Department of Flood Control to discuss issues regarding the existing drainage and utility facilities within the area proposed to be vacated.

The Development Services and Public Works Departments recommends that VAC-14-00 be continued indefinitely to allow the applicant time to meet with the Department of Flood Control.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that the purpose of the application is to vacate a public utility easement. The applicant has met with the Public Works Department since the staff report was written and staff is now recommending approval with an added condition.

Louis DeVay, 100 E. Corson Street, Suite 210, Pasadena, CA appeared on behalf of the applicant and outlined the history of acquiring this for the railroad yard. Since that occurred, the property has been sold and in order to proceed with the building development, the easements, which are not needed, need to be vacated.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Harry Shull MOVED and Commissioner Anita Wood SECONDED to APPROVE VAC-14-00 with the following condition:

Condition #1 Added to Read: "A twenty-foot wide public utility easement for the existing water line, lying east of the center-section line and south of the dedication for Statz Avenue, shall be retained. The legal description for the easement area shall be prepared by the City Surveyor."

The motion carried by UNANIMOUS vote.

17) SPR-31-00 (2299) GOLDEN POINT INDUSTRIAL

An application submitted by Golden Point Partners, LLC, property owner, for a site plan review in an M-2 General Industrial District to allow a waiver of the Industrial Design Guidelines landscaping requirements. The property is generally located at the northeast corner of Craig road and Donovan Street. The Assessor's Parcel Numbers are 139-01-611-006 and 139-01-611-007.

According to Section 17.24.205.J of the Municipal Code, "Perimeter landscaping shall be provided ... Areas at least 20 feet in width from back of curb to perimeter walls or buildings (which may include sidewalks and portions of right-of-way) shall be maintained..."

The applicant is requesting to reduce the landscaping width adjacent to the Interstate 15 right-of-way. As stated in the letter of intent, "the southbound off-ramp of I-15 to Craig Road is approximately 75 feet from this property boundary and at a higher elevation. NDOT has existing landscaping in their R.O.W."

Also pointed out in the letter of intent is the fact that the "Holiday Inn Express, to the north, has ten feet of existing perimeter landscaping along the same (eastern property) boundary." Further north and adjacent to the I-15 right-of-way is the Freightliner Truck business, which has a modified landscaping plan adjacent to their eastern boundary, as well.

In accordance with the Zoning Ordinance, a waiver of a requirement (of the Industrial Design Standards) may be granted by the Planning Commission upon written request of the applicant, provided that the Commission finds the following:

1. That upon granting of the waiver as requested, the proposed project will substantially meet the intent of these guidelines; and
2. That the granting of such request will not detrimentally affect the public health, safety or general welfare; and
3. That there are special circumstances or conditions applicable to the property referred to in the application which do not prevail on other properties within the area; and
4. That the granting of such application will not detrimentally affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements of the neighborhood.

Furthermore, when reviewing an application for a waiver, the following evidence or criteria may not be considered by the Planning Commission when establishing the merits of a waiver request:

1. The financial situation of the applicant or costs of land, infrastructure, site or building improvements, or general development; and
2. Any circumstances created knowingly or unknowingly by the current or previous owner(s) of the property.

The Development Services Department recommends that SPR-31-00 be approved, as requested, to reduce the landscape width along the eastern property line (adjacent to the I-15 right-of-way) from 20 feet to 10 feet. All other aspects of the landscaping requirements shall be met.

The application was presented by Bob Hoyes, Associate Planner, on behalf of staff who indicated that the applicant is requesting a waiver to the Industrial Design Guidelines to allow 15 feet of landscaping. Because of the I-15 landscaping program which is in effect, staff is recommending approval.

John Coyle, 628 Castlebridge Ave., Las Vegas, NV appeared on behalf of the applicant and concurred with staff's recommendations.

Commissioner Tom Langford stated that as the Planning Commission has already approved the 15 feet of landscaping for the Holiday Inn; this would be keeping it uniform with that which is good.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Laura Perkins MOVED and Commissioner Dean Leavitt SECONDED to APPROVE SPR-31-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

18) ZN-39-98 (2245) HART VOLLAND ENTERPRISES, LLC (Public Hearing)

An application submitted by Hart/Volland Enterprises LLC, property owner, for an extension of time on a reclassification of property from an M-2 General Industrial District to a C-2 General Commercial District. The property is generally located 440 feet north of Cheyenne Avenue and east of Losee Road. The Assessor's Parcel Number is 139-11-801-005.

The proposed site is approximately 450 feet north of the intersection of Cheyenne Avenue and Losee Road. The nearest commercial activity is located at that intersection and includes a truck stop with convenience store, a small hotel, McDonald's Restaurant, and a free-standing convenience store. The remainder of the area is developed or planned for industrial development. The proposed site would result in a commercial island on Losee Road. The height of the proposed hotel would provide views into industrial yards.

On-site circulation and parking meet the minimum requirements of the Zoning Ordinance. However, no on-site parking for over-size vehicles has been identified. The delivery area may be difficult for larger vehicles to use due to the lack of space dedicated for a turnaround. Over-size vehicles would not be able to traverse the site because of the parking garage.

The pool area is shown separated from the proposed hotel. Guests would have to either walk through the casino or through the delivery area to reach the pool. The pool should be relocated adjacent to the hotel.

The Comprehensive Plan (Section 4.1.5 *Land Use Plan*) refers to the North Las Vegas Goals and Top Priorities as "principles (that) were utilized in determining the appropriate location of general land uses and to promote development of the City in an orderly and cohesive manner. In the future, these principles can also be used to evaluate re-zoning and development proposals."

Specifically, the City's goals of "Planned and Quality Growth" and "Safe Community for People" come into play with these applications. Commercial uses within industrial areas should be discouraged unless they provide a supporting service to the surrounding industrial uses.

Section 4.1.5(a)10 of the Comprehensive Plan reads:

"Promote and continue to locate industrial land uses in areas with functional vehicular access, available infrastructure capacity, adjacency to existing industrial districts and immediate access to regional transportation corridors (rail, truck)."

The proposed hotel / casino is within an area which is ideally suited for industrial uses. The site is immediately west of the Union Pacific Railroad and somewhat centrally located within the City's primary industrial corridor.

The Comprehensive Plan identifies this site as Heavy Industrial, and therefore, does not support a zone change to commercial. Section 4.1.5(a)11 of the Comprehensive Plan reads:

"Promote Losee Road as the City's major industrial development corridor."

Clearly, this standard would be compromised, if the proposal is approved.

There have been safety concerns raised by the Police Department during past reviews of this proposal because of the location. There are obvious traffic concerns with the heavy industrial traffic associated with Losee Road and potential tourists/visitors of the casino/hotel.

Based on the standards established in the Comprehensive Plan, the City's Goals and Top Priorities, and the applicant's inability to demonstrate any compelling reason to warrant the requests, the Development Services Department recommends that the proposed zone change (ZN-39-98) and special use permit (UN-78-98) be denied.

Other supporting reasons to deny the applications are as followings: the proposal would result in an island of intense commercial activity in an industrial area; the project does not provide parking or adequate circulation for oversized vehicles; a high-rise hotel and casino may be adversely impacted by nearby industrial uses; and a high-rise hotel and casino may adversely impact nearby industrial uses.

If, however, the Planning Commission determines that favorable recommendations for one-year extensions of time for **ZN-39-98** and **UN-39-98** are warranted, then the following conditions are recommended:

1. That the development comply with all conditions previously stated in Resolution of Intent 2059, unless otherwise amended herein. Where there is a conflict with a previously stated condition and one stated herein, the more restrictive shall apply; and
2. That the final development plan incorporate all of the conditions of approval. The site plan shall be amended to address all Fire Department concerns, landscaping concerns, traffic circulation concerns and pool accessibility concerns; and
3. That site plan approval is not intended, nor implied; and
4. That a minimum of 20 feet of landscaping be provided adjacent to Losee Road. The landscape area shall incorporate a three-foot-high barrier in the form of a berm, wall, hedge or any combination thereof. A minimum of one tree per 25 feet of frontage shall be provided. The required trees shall be 2 ½ inch caliper, measured 4 ½ feet above the top of the root ball; and
5. That a minimum of a six-foot-wide landscape island be required at the end of all automobile parking rows not within the parking structure. An additional planter shall be required for every 15 spaces in an automobile parking row. A minimum of one tree per car length of planter shall be provided in the landscape islands. The required trees shall be a 1 ½ inch caliper, measured 4 ½ feet above the root ball; and
6. That lighting standards not exceed 20 feet in height.

(Items #18, ZN-39-98, and #19, UN-39-98 were discussed together.)

Bob Hoyes, Associate Planner, presented the item on behalf of staff stating that this application is for an extension of time to go from M-2 to C-2 zoning. Staff is recommending denial of the application as it is not in conformance with the Comprehensive Plan.

Tom Amick, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, Las Vegas, NV, appeared on behalf of the applicant and stated that this site consists of five (5) acres, north of Cheyenne Ave. The delay of this project is not intentional; the Cheyenne overpass project caused the delays. One of the conditions of approval was to not begin construction on this until July of 1999. However, the Cheyenne overpass construction project was still going on and so this was delayed.

Between Losee and the I-15 is a major freeway interchange. This is already zoned for major industrial and commercial uses. Mr. Amick outlined what is going on around this site. He further stated that this is in a gaming overlay district and there are no residences anywhere around this. There are also no schools or churches in the area. This is where gaming uses are intended to go.

Commissioner Stone asked Jim Lewis, Deputy City Attorney, whether or not the provisions of SB 208 apply to a casino site or not to which Mr. Lewis replied that the applicant has a time limit in which to get a gaming overlay; SB 208 would apply to this.

Commissioner Harry Shull stated that the Planning Commission approved this before. He asked if staff recommended approval at that time to which Steve Baxter, Planning Manager, stated that staff recommended denial at that time as well.

Commissioner Harry Shull asked the applicant if he has done the engineering for this project or has it been on hold to which the applicant replied that they have been on hold. They are planning to do the engineering.

Commissioner Tom Langford stated that when this was originally approved, it was approved by a 4-3 vote, not unanimously. The problems that were there then are still there now. This is not an ideal area for a hotel/casino. He doesn't see where this would be a good place for this; it is a terrible location.

Commissioner Anita Wood stated that she would agree with Tom Langford to some extent. This is an industrial area. The neighbors are a railroad yard, an industrial yard and truckers. This is just not planned where the applicant would be working with the neighborhood he wants to move into.

The applicant stated that he was at a loss. On the flip side of this being an industrial neighborhood, he would think the City would rather encourage this here than in a neighborhood where they would be near residents. He suggested that because of the freeway interchange and the heavy traffic, this is an ideal location.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Wood stated that she believes there are two (2) problems here. This is not in compliance with the Comprehensive Plan and the primary people interested in staying at this casino would be truck drivers. This doesn't allow the truck drivers to park or have driving circulation within the project. If the Planning Commission is going to approve commercial in an industrial area, it should provide a service to that industrial area. The concept of this project doesn't show it will meet the needs of the neighbors.

Commissioner Nelson Stone stated that this is within a gaming overlay district and adjacent to the largest interchange in the Valley. He is not a fan of this but the area is okay and he is willing to support a casino.

Commissioner Shull stated that he supported this a couple of years ago and he likes that it is not in a residential area. He believes it is in a great location. The Rio has done great and it is sitting on a railroad track.

Commissioner Harry Shull MOVED and Commissioner Nelson Stone SECONDED to APPROVE ZN-39-98.

The motion to approve failed. Commissioners Marilyn Kirkpatrick, Laura Perkins, Tom Langford and Dean Leavitt voted against the motion.

19) UN-78-98 (2246) HART VOLLAND ENTERPRISES, LLC (Public Hearing)

An application submitted by Hart Volland Enterprises, LLC, property owner, for an extension of time for a use permit in an M-2 General Industrial District (Resolution of Intent to C-2 General Commercial District) to allow a hotel/casino. The property is generally located 440 feet north of Cheyenne Avenue and east of Losee Road. The Assessor's Parcel Number is 139-11-801-005.

The proposed site is approximately 450 feet north of the intersection of Cheyenne Avenue and Losee Road. The nearest commercial activity is located at that intersection and includes a truck stop with convenience store, a small hotel, McDonald's Restaurant, and a free-standing convenience store. The remainder of the area is developed or planned for industrial development. The proposed site would result in a commercial island on Losee Road. The height of the proposed hotel would provide views into industrial yards.

On-site circulation and parking meet the minimum requirements of the Zoning Ordinance. However, no on-site parking for over-size vehicles has been identified. The delivery area may be difficult for larger vehicles to use due to the lack of space dedicated for a turnaround. Over-size vehicles would not be able to traverse the site because of the parking garage.

The pool area is shown separated from the proposed hotel. Guests would have to either walk through the casino or through the delivery area to reach the pool. The pool should be relocated adjacent to the hotel.

The Comprehensive Plan (Section 4.1.5 *Land Use Plan*) refers to the North Las Vegas Goals and Top Priorities as "principles (that) were utilized in determining the appropriate location of general land uses and to promote development of the City in an orderly and cohesive manner. In the future, these principles can also be used to evaluate re-zoning and development proposals."

Specifically, the City's goals of "Planned and Quality Growth" and "Safe Community for People" come into play with these applications. Commercial uses within industrial areas should be discouraged unless they provide a supporting service to the surrounding industrial uses.

Section 4.1.5(a)10 of the Comprehensive Plan reads:

"Promote and continue to locate industrial land uses in areas with functional vehicular access, available infrastructure capacity, adjacency to existing industrial districts and immediate access to regional transportation corridors (rail, truck)."

The proposed hotel / casino is within an area which is ideally suited for industrial uses. The site is immediately west of the Union Pacific Railroad and somewhat centrally located within the City's primary industrial corridor.

The Comprehensive Plan identifies this site as Heavy Industrial, and therefore, does not support a zone change to commercial. Section 4.1.5(a)11 of the Comprehensive Plan reads:

"Promote Losee Road as the City's major industrial development corridor."

Clearly, this standard would be compromised, if the proposal is approved.

There have been safety concerns raised by the Police Department during past reviews of this proposal because of the location. There are obvious traffic concerns with the heavy industrial traffic associated with Losee Road and potential tourists/visitors of the casino/hotel.

Based on the standards established in the Comprehensive Plan, the City's Goals and Top Priorities, and the applicant's inability to demonstrate any compelling reason to warrant the requests, the Development Services

Department recommends that the proposed zone change (ZN-39-98) and special use permit (UN-78-98) be denied.

Other supporting reasons to deny the applications are as followings: the proposal would result in an island of intense commercial activity in an industrial area; the project does not provide parking or adequate circulation for oversized vehicles; a high-rise hotel and casino may be adversely impacted by nearby industrial uses; and a high-rise hotel and casino may adversely impact nearby industrial uses.

If, however, the Planning Commission determines that favorable recommendations for one-year extensions of time for **ZN-39-98** and **UN-39-98** are warranted, then the following conditions are recommended:

1. That the development comply with all conditions previously stated in Resolution of Intent 2059, unless otherwise amended herein. Where there is a conflict with a previously stated condition and one stated herein, the more restrictive shall apply; and
2. That the final development plan incorporate all of the conditions of approval. The site plan shall be amended to address all Fire Department concerns, landscaping concerns, traffic circulation concerns and pool accessibility concerns; and
3. That site plan approval is not intended, nor implied; and
4. That a minimum of 20 feet of landscaping be provided adjacent to Losee Road. The landscape area shall incorporate a three-foot-high barrier in the form of a berm, wall, hedge or any combination thereof. A minimum of one tree per 25 feet of frontage shall be provided. The required trees shall be 2 ½ inch caliper, measured 4 ½ feet above the top of the root ball; and
5. That a minimum of a six-foot-wide landscape island be required at the end of all automobile parking rows not within the parking structure. An additional planter shall be required for every 15 spaces in an automobile parking row. A minimum of one tree per car length of planter shall be provided in the landscape islands. The required trees shall be a 1 ½ inch caliper, measured 4 ½ feet above the root ball; and
6. That lighting standards not exceed 20 feet in height.

(Items #18, ZN-39-98 and #19, UN-39-98 were discussed together. See Item #18, ZN-39-98, for discussion of this application.)

Commissioner Harry Shull MOVED and Commissioner Laura Perkins SECONDED to APPROVE UN-78-98.

The motion failed to carry. Commissioners Marilyn Kirkpatrick, Laura Perkins, Tom Langford and Anita Wood voted against the motion.

There was a break in the proceedings at 8:20 p.m.
The meeting reconvened at 8:25 p.m.

20) AMP-19-00 (2290) VICTORY OVATIONS II (Public Hearing)

An application submitted by Greystone Homes on behalf of the City of North Las Vegas, property owner, for an Amendment to the Master Plan of Streets and Highways to vacate a portion of the Colton Avenue right-of-way commencing approximately 398.5 feet west of Belmont Street and extending west approximately 100 feet. The Assessor's Parcel Number is 139-12-303-002.

The property north of Colton Avenue is proposed to be developed with 79 single family lots. On July 12, 2000, the Planning Commission approved a tentative map (T-847) for the subject site. Staff has no objections to the proposed request.

The Development Services Department recommends that AMP-19-00 be approved and forwarded to City Council for final consideration.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that there was a vacation presented a few weeks ago which was continued to allow the applicant the opportunity to apply for this.

Robert Johnson, 6655 Bermuda Road, Las Vegas, NV appeared on behalf of the applicant and concurred with staff's comments.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to APPROVE AMP-19-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

21) UN-65-00 (2235) WASHINGTON MUTUAL (Public Hearing)

An application submitted by Donahue Schriber Realty Group, LP, on behalf of Mark L. Beach, property owner, for a use permit in an O-L Open Land District to allow a financial institution. The property is located at 5558 Camino Al Norte. The Assessor's Parcel Number is 124-33-512-001.

The subject site is part of an overall larger site known as Eldorado Village. A site plan review (SPR-20-97) was approved by the Planning Commission on August 27, 1997, for the entire development. Presently, the majority of the site has been built and two pads are currently under construction. Pad "A" is a multi-tenant retail center and pad "B" is being constructed for a Jack-in-the-Box convenience food restaurant, which the Planning Commission approved by a use permit (UN-85-99) on December 8, 1999.

The proposed building elevations appear to match the design criteria presently in use within the commercial center. Since building colors have not been indicated, staff recommends that the building colors proposed for the bank match those already used in the commercial center.

As a condition of approval for the site plan review (SPR-20-97), the developer was required to provide 15 feet of landscaping next to Ann Road and Camino Al Norte. The site plan shows that a 10-foot-wide landscape buffer would be provided next to Camino Al Norte. In order to be consistent with the existing development, staff recommends that 15 feet of landscaping still be required next to all street frontages, including Camino Al Norte.

The subject site has been designated for C-2 development on the overall development plan for Eldorado. The proposed use is consistent with the C-2 district.

The Development Services Department recommends that UN-65-00 be approved subject to the following conditions:

1. Standard condition numbers 4, 6, 8, 10, 11 and 12.
2. That the applicant shall comply with all applicable conditions of approval for SPR-20-97.
3. A minimum 15 feet of landscaping shall be provided next to Ann Road and Camino Al Norte.
4. A traffic study update is required.
5. The developer must abide by all conditions of the traffic study.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that the bank will have drive-thru facilities. The elevation will match what is already in Eldorado Square, however, staff would like to see increased landscaping.

Commissioner Harry Shull indicated he would be abstaining from the vote on this item as he has a loan application pending with this bank.

Chris Elliott, 2009 Santa Ana Ave., Costa Mesa, CA appeared on behalf of the applicant and concurred with staff's recommendations.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Tom Langford asked the applicant if he was willing to put in the 15 feet of landscaping on Ann Road and Camino Al Norte that staff is requesting.

The applicant replied that he would agree to the 15 feet of landscaping.

Commissioner Anita Wood MOVED and Commissioner Tom Langford SECONDED to APPROVE UN-65-00 per staff's recommendations.

The motion carried by UNANIMOUS vote with Commissioner Harry Shull abstaining.

22) ZN-25-00 (2293) KILLEN ENTERPRISES (Public Hearing)

An application submitted by Killen Enterprises, property owner, for reclassification of property from a C-P Professional Office District to a C-1 Neighborhood Commercial District. The property is generally located at the northwest corner of Cheyenne Avenue and Belmont Street. The Assessor's Parcel Number is 139-12-404-007-010.

The Comprehensive Plan shows the subject site with a land use designation of Community Commercial. According to the Comprehensive Plan, Community Commercial uses are meant to provide commercial services used by a large portion of the population of the City and may include Neighborhood Commercial uses.

Neighborhood Commercial areas are meant to provide commercial services used by the general public on a daily basis. Neighborhood commercial uses that would compliment and provide services to the surrounding land uses (e.g., community college, convalescent home and proposed senior complex) would be allowed in a C-1 district.

Development of the site would be subject to the Commercial Design Standards.

The Fire Department has indicated that there are two existing 24-foot access lanes to the convalescent home, and that these lanes would still be required for life/safety reasons. When commercial development is proposed, access to the convalescent home would need to be provided as part of the development. Likewise, the Public Works Department has indicated that dedication of right-of-way for a drainage facility west of Belmont Street would be required in accordance with the approved drainage study.

The Development Services Department recommends that ZN-25-00 be approved for permanent "hard zoning" to the C-1 Neighborhood Commercial District by ordinance.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that the Comprehensive Plan supports the application.

Kelly Thomas, 3826 Syracuse, Las Vegas, NV, appeared on behalf of the applicant and stated that the applicants develop properties, mainly in the Portland area. They are looking to come to this area. There would be a restaurant at the front corner with retail and office buildings in the back.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE ZN-25-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

23) AMP-17-00 (2269) CHEYENNE VALLEY (Public Hearing)

An application submitted by Celebrate Homes on behalf of G.R.B S.G.G, L.L.C., et. al., property owners, for an Amendment to the Master Plan of Streets and Highways to remove Willis Street from Delhi Avenue south to Cheyenne Avenue and to change the current alignment of Colton Avenue commencing at Valley Drive and proceeding east approximately 1,980 feet to Allen Lane. The Assessor's Parcel Numbers are 139-07-701-010 and 139-07-701-011.

The proposed request is consistent with the approved tentative map. Staff has no objections to the proposed request.

The Development Services Department recommends that AMP-17-00 be approved and forwarded to the City Council for final consideration.

Commissioner Harry Shull stated that he would be abstaining from the vote on this item as Celebrate Homes is his company.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff.

Dean Rasmussen, Orion Engineering, 3068 E. Sunset Rd., Las Vegas, NV appeared on behalf of the applicant and concurred with staff's recommendations.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE AMP-17-00 per staff's recommendations.

The motion carried by UNANIMOUS vote with Commissioner Harry Shull abstaining.

24) ZN-24-00 (2281) PEARL HOMES ESTATES (Public Hearing)

An application submitted by James C. Smith on behalf of Ken Wong, property owner, for reclassification of property from an R-E Ranch Estates District to an R-1 Single-Family Residential District. The property is generally located at the southwest corner of Ferrell Street and La Madre Way. The Assessor's Parcel Number is 124-32-401-003.

The Comprehensive Plan shows the subject site and the surrounding area as residential. The property in question is designated as Low Density Residential. Low Density Residential allows a density of 2 to 4.5 dwelling units per acre. The applicant is proposing to develop the property with the R-1 zoning requirements. Therefore, because the Comprehensive Plan supports single family residential developments within the area proposed for rezoning, staff recommends that the subject site be ordinances for the R-1 Single Family Residential District.

Items such as building elevations, perimeter landscaping, block walls, etc. are not reviewed at this time, however, the applicant would be required to comply with the Single Family Design Standards.

The Development Services Department recommends that ZN-24-00 be approved for permanent "hard zoning" to the R-1 Single Family Residential District by ordinance.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that this application was previously under a Resolution of Intent which has now expired. The applicant has subsequently reapplied.

James C. Smith, 5160 S. Eastern, #F, Las Vegas, NV, appeared on behalf of the applicant and concurred with staff's recommendations.

Chairman Nelson Stone opened the Public Hearing. The following participant came forward:

- ▶ Kevin Shewmake, 4931 Richborough St., N. Las Vegas

Mr. Shewmake stated that he lives directly east of this site. These are now improved lots and he was under the impression that this was already approved. He has a density issue with this. He wants to know whether the houses are going to be one story or two story.

Steve Baxter, Planning Manager, stated that he doesn't know if the homes are going to be one story or two story as that would be a tentative map issue. However, the density would match what is surrounding this, approximately 4.6 unit per acres.

Chairman Stone closed the Public Hearing.

Commissioner Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE ZN-24-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

25) T-850 (2164) PEARL HOMES ESTATES

An application submitted by James C. Smith on behalf of Ken Wong, property owner, for a tentative map review in an R-E Ranch Estates District (pending reclassification to R-1 Single-Family Residential District). The property is generally located at the southwest corner of Ferrell Street and Verde Way. The Assessor's Parcel Number is 124-32-401-003.

The tentative map, T-736, was in the stages of final map approval when it expired. The applicant has submitted the same tentative map for approval. The Department of Public Works has indicated "the project improvement plans have been approved and permits issued on this project. This project is under construction now. The developer has installed curb and gutter, built the pads, installed utilities and put in Type I aggregate base in preparation for asphalt pavements on the streets."

The proposed lot sizes were acceptable when the subdivision was approved under T-736, because the tentative map was approved prior to the adoption of the required minimum lot size of 6,000 square feet in an R-1 district. The proposed tentative map will need to meet the current minimum lot size requirements in an R-1 district.

The proposed tentative map would include 10 feet of landscaping next to La Madre Way and Verde Way with a 5-foot meandering sidewalk within the landscaped area. As part of the T-736 approval, the Planning Commission at their meeting on October 13, 1999, placed a condition that the landscaping adjacent to the perimeter walls could be included within a 10-foot lot easement along La Madre Way and Verde Way. That way, the size of the lot would not be affected. The Single Family Design Standards state that 15 feet of perimeter landscaping is required (which may include sidewalks) and that it be maintained by a homeowner's association. Therefore, the perimeter landscaping will need to be included as a common element on the tentative map and not included as a lot easement.

The proposed development does not comply with the current Zoning Ordinance.

The Development Services Department recommends that T-850 be continued indefinitely to allow the applicant time to submit a revised tentative map addressing all issues outlined in the analysis section. State Statutes require the Planning Commission to act within 45 days, otherwise the tentative map would be deemed approved. Therefore, unless the applicant is willing to continue the application, the Development Services Department will have to recommend that T-850 be denied.

At the Planning Commission Meeting of September 13, 2000 the applicant agreed to CONTINUE T-850 to the September 27, 2000 Planning Commission Meeting.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE T-850 per staff's recommendation to the September 27, 2000 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 9/27/00.

26) WAV-04-00 (2244) SOMERSET RIDGE II, UNIT 4 (Public Hearing)

An application submitted by American Communities on behalf of American Imagination LLC and Capital, property owners, for a waiver of the Title 16 requirements to allow 41 foot street widths where 48 feet is the minimum required. The property is generally located at the southwest corner of Allen Lane and Tropical Parkway. The Assessor's Parcel Numbers are 124-29-301-007, 124-29-301-008 and 124-29-301-009.

When reviewing the proposed tentative map, Public Works Department has indicated that the proposed interior rights-of-way do not meet the adopted standards and would require separate approval by the City Council.

Title 16, section 16.20.160 requires all streets to meet the minimum width requirement per the latest edition of the Clark County uniform standard drawings. The minimum street width allowed would be 48 feet. Unless a suspension of the Title 16 requirements is granted by the City Council to reduce the street width, the proposed tentative map would require major revisions to accommodate the required street widths and lot sizes.

Because of the fault that runs through the subject site, which is unique to the site, and to allow the applicant the ability to develop a residential subdivision similar to the originally approved tentative map, Public Works does not object to the proposed request.

The Development Services and Public Works Departments recommend that WAV-04-00 be approved and forwarded to the City Council for final consideration subject to the following condition:

1. Due to the decrease in on-street parking, L-type curbing must be used to prevent vehicles from parking on the sidewalk.

The application was presented by Marc Jordan, Senior Planner, who indicated the application is for suspension of Title 16 requirements for street lengths. The Public Works Department submitted a memo to staff indicating that they do not have a problem with 41 foot street widths. Staff is also agreeing that Condition #1 be deleted.

Dean Rasmussen, Orion Engineering, 3068 E. Sunset Rd., Las Vegas, NV appeared on behalf of the applicant and concurred with staff's comments. He also asked that item #37 be heard directly after this application.

Chairman Nelson Stone opened the Public Hearing. No members of the public came forward. The Public Hearing was closed.

Commissioner Harry Shull MOVED and Commissioner Laura Perkins SECONDED to APPROVE WAV-04-00 per staff's recommendations and the following change:

Condition #1: Deleted

The motion carried by UNANIMOUS vote.

Dean Rasmussen, Orion Engineering, 3068 E. Sunset Road, Las Vegas, NV requested that Item #37, T-842, be moved up on the agenda to follow Item #26, WAV-04-00.

37) T-842 (1840)AMERICAN COMMUNITIES, LLC

An application submitted by the American Communities LLC on behalf of American Imagination LLC and Capital Pacific Holdings LLC, property owners, for a tentative map review in an R-E Ranch Estates District (ROI to R-1). The property is located at southeast corner Allen Lane and Tropical Parkway. The Assessor's Parcel Numbers are 124-29-301-007, 008 and 009. A complete legal description is on file with the Development Services Department.

This application was originally presented at the July 12, 2000, Planning Commission meeting. At the same meeting a separate application for a variance (VN-10-00) to allow narrower lots for the proposed subdivision was denied by the Planning Commission. Upon staff's recommendation, the applicant agreed to continue the proposed tentative map. The applicant appealed the Planning Commission decision, and on August 16, 2000, the City Council approved the variance allowing narrower lots.

The applicant has submitted a letter requesting consideration of the proposed tentative map.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff. He stated that the application was presented at the July 12, 2000 Planning Commission Meeting and the Planning Commission denied the variance. The denial was overturned by the City Council.

Dean Rasmussen, Orion Engineering, 3068 E. Sunset Road, Las Vegas, NV appeared on behalf of the applicant and concurred with staff's recommendations.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE T-842 per staff's recommendations.

The motion carried by UNANIMOUS vote.

27) ZN-27-00 (2297) CHEYENNE COMMERCIAL CENTER (Public Hearing)

An application submitted by EJM Development Company on behalf of The Howard Hughes Corporation, property owner, for reclassification of property from an R-1 Single-Family Residential District to a PUD Planned Unit Development District consisting of a light industrial business park. The property is generally located at the northwest corner of Cheyenne Avenue and Valley Drive. The Assessor's Parcel Number is 139-07-401-004.

The Comprehensive Plan shows the subject site with a land use designation of Business/Research/Development Park. According to the Comprehensive Plan, this designation provides for "campus" industrial development. The primary use of the property should be offices, non-polluting research, indoor assembly of prototypes, and limited warehousing of materials and finished products. In addition, retail and service uses are allowed and encouraged within this designation, provided such uses do not occupy more than 15% of the business park, have similar hours of operations and would support the business park. In addition, combined research and office areas should not occupy less than 35% of the floor area facility in the business park, except by special consideration of the Planning Commission. Likewise, development of the site should be characterized by a high quality of architecture, landscaping and amenities.

According to the site plan, approximately 159,000 square feet of office/warehouse space is proposed. The remaining 299,500 square feet would be developed as flex space, which could be a combination of additional warehouse space, office space, or retail/service space.

The applicant has done an admirable job in designing the site taking into account the guidelines outlined in the Comprehensive Plan, pedestrian linkages, outdoor patio areas, consistent building design and the surrounding neighborhood. However, there are some areas that need correcting according to the industrial design guidelines. Landscaping is required next to the buildings in areas that feature customer entrances. The applicant is only proposing landscaping at one end of the buildings. Each building has also been designed so that roll up doors and loading areas are screened from rights-of-way and neighboring properties. Customer entrances are designed to face the rights-of-way or neighboring properties, but landscaping is not proposed next to the building facade for these areas. Landscaping within these areas would not only satisfy the industrial guidelines, but it would provide the amenities that are found within "campus" developments. In addition, the industrial design guidelines require 20 feet of landscaping next to Cheyenne Avenue, Valley Drive and as a buffer between the proposed development and the existing residential. The applicant is proposing approximately 11 feet of landscaping next to Cheyenne Avenue, 10 feet of landscaping next to Valley Drive and 15 feet of landscaping as a buffer between the proposed development and the existing residential. Staff recommends that 20 feet be required according to the industrial design guidelines.

The site plan shows covered parking adjacent to the north property line. Staff recommends that the covered parking structure be painted to match the buildings.

Staff has no objections regarding the site plan as a preliminary development plan. However, as with all PUD approvals, a final development plan will be required. Therefore, when final development plan approval is sought, the applicant would be required to submit a site plan and building elevations that show compliance with all conditions of approval, the industrial design guidelines, Comprehensive Plan, and the informational items outlined in the Public Works memorandum.

The Development Services Department recommends that ZN-27-00 be approved for permanent "hard zoning" to the PUD Planned Unit Development District by ordinance with the following as conditions of the PUD Planned Unit Development District.

1. A final development plan shall be required. The site plan shall generally conform to the preliminary development plan and building elevations, as submitted, and shall comply with the industrial design guidelines and the Comprehensive Plan.
2. The type of “uses” allowed within the business park shall only be those as defined in the Comprehensive Plan for Research/Development Business Park.
3. No more than 15% of the industrial business park shall be allocated for retail/service uses. Any retail/service use shall require approval of a special use permit by the Planning Commission.
4. The applicant shall be required to file FAA form 7460-1, “Notice of Proposed Construction or Alteration” with the FAA, and may, depending upon the FAA’s determination, also be required to obtain a permit from the Clark County Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment, prior to construction.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated this application complies with the Comprehensive Plan. There are some changes staff would like to see in the Final Development Plan when it comes before the Planning Commission, including additional landscaping.

Edward Vance, 10150 Covington Cross, Las Vegas, NV appeared on behalf of the applicant and concurred with staff’s recommendations. He stated that they have talked with Clark County Aviation and have come to an agreement that no structures would be allowed within 25 feet of the runway as it is a potential crash zone. 25 feet will be allowed as an error zone.

Chairman Nelson Stone opened the Public Hearing. The following participants came forward:

- ▶ Pravin Pema, 3343 Strawberry Roan Rd., N. Las Vegas, NV

Mr. Pema asked what the applicant plans to build. He also asked what the hours of operation would be.

- ▶ Tina Parras, 3343 Wild Filly Lane, N. Las Vegas, NV

Ms. Parras asked what type of business this was going to be, the hours of operation and the types of controls there would be for rodents and insects. She also asked about a buffer zone between this and Silverwood development. She is concerned about some type of buffer between commercial and residential.

The applicant replied that he had some elevations but they are not colored as they are preliminary at this point. His firm has done about 90% of the work at the Hughes Complex in Henderson. This project is flex space technology oriented. They don’t know exactly who the tenants will be as unless one starts building something, one can’t get any signed leases. They don’t know who will be attracted to this; it is the nature of speculative office businesses. However, this is a higher end quality product rather than a lower end.

Additionally, Planning has asked for more of a buffer zone than what is shown in their plans. They agreed to that. Planning has also asked for plantings of a certain size which they have also agreed to. The buildings are much further back, 75 feet from the property lines.

Commissioner Harry Shull stated that he owns the contiguous property that will be residential and provide a further buffer. He is happy to see this come in.

Chairman Stone closed the Public Hearing.

Commissioner Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE ZN-27-00 per staff's recommendations and the following changes:

Condition #5 Added to Read: "An aviation easement shall be completed and submitted to the Clark County Department of Aviation for all new construction that is within the airport environs."

Condition #6 Added to Read: "No structures, including signage or fencing shall be permitted within 25 feet of the Runway Protection Zone (clear zone)."

The motion carried by UNANIMOUS vote.

28) FDP-10-00 (2291) GLENEAGLES

An application submitted by Wexford Homes, property owner, for a Final Development Plan for a park in an M-2 General Industrial District (ROI to PUD). The property is generally located at the southwest corner of Alexander Road and Commerce Street. The Assessor's Parcel Numbers are 139-10-101-014, 139-10-101-015, 139-10-201-009, 139-10-201-010.

This item was originally submitted as FDP-09-99 and had been continued from the Planning Commission meetings on January 26, 2000, February 23, 2000, and March 22, 2000. The applicant had attempted to incorporate a drainage channel as a park and recreational open space. Several proposals have been presented to staff over the past year, or so. Based on flow limitations in the channel, the plans have once again been revised. However, because those plans have not yet been submitted to staff for review and comment, the applicant has requested, in writing, that FDP-10-00 be continued to the October 11, 2000, Planning Commission meeting.

Prior to the Planning Commission Meeting of September 13, 2000, the applicant requested that the application be CONTINUED to the Planning Commission Meeting of October 11, 2000.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE FDP-10-00 per the applicant's request.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 10/11/00.

29) T-834 (1175) NOB HILL II

An application submitted by Centex Homes on behalf of Madison B. Graves II, property owner, for an amendment to a tentative map condition in an R-1 Single Family Residential District (ROI to PUD). The property is generally located at the southeast corner of El Campo Grande and Ferrell Street. The Assessor's Parcel Number is 124-29-402-001.

The applicant, Centex Homes, is requesting Planning Commission consideration to amend condition number eight (8) on the approved tentative map regarding block wall design. Condition eight states:

“The perimeter wall shall consist of split face block with a fluted course one course from the top, be brown or tan in color, and shall be sealed to prevent the leaching or transition of sulfates or calcium deposits through the wall.”

The applicant is proposing to construct a brown split face block wall with a row of fluted block on top that transforms into a reverse pyramid design for every 25-foot section. The proposed wall would match the existing block wall for Nob Hill adjacent to the subject site.

According to the design guidelines for residential developments, to achieve design continuity, perimeter walls shall match the design of existing abutting walls when appropriate. Staff would not object to the proposed wall design.

The Development Services Department recommends that condition number eight (8) on the approved tentative map (T-834) be amended as follows:

“The perimeter wall shall consist of brown split face block with a fluted course on top that transforms into a reverse pyramid design for every 25-foot section of the wall. The wall shall be sealed to prevent the leaching or transition of sulfates or calcium deposits through the wall.”

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that the applicant would like the same design as Nob Hill 1. Staff is concurring with that request.

Brad Burns, Centex Homes, 3600 N. Rancho Drive, Las Vegas, NV appeared on behalf of the applicant and concurred with staff's recommendations.

Commissioner Laura Perkins MOVED and Commissioner Dean Leavitt SECONDED to APPROVE T-834 per staff's recommendations.

The motion carried by UNANIMOUS vote.