

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

January 10, 2001

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
Tom Langford - Present
Nelson Stone - Present
Harry Shull - Present
Laura Perkins - Present
Marilyn Kirkpatrick - Present

STAFF PRESENT:

Tom Bell, Development Services Director
Steve Baxter, Planning Manager
Marc Jordan, Senior Planner
Mary Aldava, Associate Planner
Steve Casmus, Public Works
Madeleine Jabbour, Transportation Services
Jim Stubler, Fire Department
Jim Lewis, Deputy City Attorney
Ted Karant, Recording Secretary

PLEDGE OF ALLEGIANCE:

Commissioner Marilyn Kirkpatrick

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.

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 December 13, 2000.

Commissioner Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE the minutes of the December 13, 2000 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-145-00 (3350) SILVERWOOD RANCH 5B

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify American Home Assurance Company to release the Subdivision Bond in the amount of \$222,825.52.

B) PW-146-00 (3351) TIERRA DE LAS PALMAS VILLAGE 5, UNIT 3

Accept the offsite improvements for maintenance and advise the Director of Public Works to notify National Fire Insurance Company of Hartford to release the Subdivision Bond in the amount of \$233,330.90.

C) PW-147-00 (3352) ELDORADO #12 RCL #20

Approve the Final map and the Subdivision Off-Site Improvements Agreement by Pardee Construction Company and accept the Subdivision Bond in the amount of \$446,021.79.

D) RN-79-90 (3278) DEEDS OF DEDICATION

An application submitted by the City of North Las Vegas on behalf of various property owners for deeds of dedication and easements.

Commissioner Anita Wood MOVED and Commissioner Laura Perkins SECONDED to APPROVE Consent Agenda Items A through D.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

1) AMP-27-00 (3205) LONE MOUNTAIN/DECATUR (Public Hearing)

An application submitted by Dayside Inc., on behalf of the James H. Bilbray Family Trust, 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 generally located at northeast corner of Lone Mountain Road and Decatur Boulevard. The Assessor's Parcel Number is 124-31-401-001.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated item #1 AMP-27-00, #2 ZN-37-00, #3 AMP-28-00, and #4 ZN-38-00 are related and will therefore be heard together. He stated this is an application for an Amendment to the Comprehensive Plan to change from Office designation to Neighborhood Commercial designation as well as to change the zoning from R-1 to C-1, Neighborhood Commercial.

Mr. Jordan stated that according to the guidelines for commercial development, specifically for Neighborhood Commercial Centers, the applicant is required to file a market analysis with this application. The market analysis needs to take into account a two-mile radius. According to the market analysis, there are approximately 37,000 people within the trade area, which is expected to grow by 11,000 within the next two to three years. Additionally, the market analysis indicates that there is approximately 1.5 million square feet of commercial development within this radius. It further indicated that approximately 1.4 million square feet to slightly over 3 million square feet of retail space would be needed to support the future population within the trade area. This equates to approximately 29 square feet to 64 square feet of floor area per capita.

According to the Comprehensive Plan, the ratio of floor area per capita for retail uses in the U.S. ranges from 20 square feet to 55 square feet. Using these figures, the trade area would support approximately 960,000 square feet to 2,640,000 square feet of commercial space. The market analysis did not take into account areas currently approved for commercial development, but not yet developed.

According to the site plans for the areas approved for commercial development, approximately 1,283,775 square feet of commercial space could be built at any time. This figure combined with the existing commercial square footage equals 2,819,775 square feet of existing and already approved commercial within the trade area, which exceeds the maximum floor area per capita in the Comprehensive Plan and closely matches the high-end figure in the market analysis.

In addition, approximately 100 acres have been approved for commercial development near the intersection of Decatur Boulevard and Centennial Parkway. This area is within or adjacent to the trade area and would therefore further increase the amount of commercial square footage that could be built.

Based on these considerations, staff is recommending denial as the market analysis does not demonstrate a need for additional commercial zoning.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7th floor, Las Vegas, Nevada 89109 appeared on behalf of applicant. Mr. Gronauer suggested that items 1,2,3 and 4 be heard together since they are all related.

Chairman Nelson Stone inquired to the Planning Commission board who concurred that items 1,2,3, and 4 should be heard together.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated items 1,2,3 and 4 are related and will therefore be heard together. He stated this is an application for an Amendment to the Comprehensive Plan to change Office designation to High Density Residential, as well as change zoning from R-1 to R-3. The property being proposed here is approximately 9.07 acres in size.

The applicant is proposing to develop a “for sale” condominium project that would comply with the Comprehensive Plan guidelines and the Multifamily Development Standards.

Mr. Jordan stated that the Comprehensive Plan suggests that special efforts should be made to attract custom-type, higher end housing to the community. North Las Vegas currently provides approximately 75% of the Valley’s affordable housing. This development does not identify any custom-type, higher end housing options and, therefore, may not meet this standard. The Comprehensive Plan suggests that density and scale of development should be compatible with adjacent and nearby residential uses.

The subject site is located adjacent to and west of the Summer Breeze subdivision. According to the tentative map (T-497) approved by the City Council on November 7, 1990, the subdivision was built at approximately 4.8 dwelling units per acre. The surrounding area further to the east and north would have been built at approximately the same densities. The property to the south is zoned R-E Ranch Estates and would have been built with less density.

The high density residential should only be considered where City services can be provided without adverse impacts on other already developed areas. Availability of public services and facilities should be taken into account before allowing development.

The Fire Department has indicated in a memorandum their opposition to the proposed request due to the increase in demand for emergency service delivery. The Fire Department has based their long and short term plans for service delivery on the Comprehensive Plan. Amendments to the Comprehensive Plan would raise concerns about public safety.

Mr. Jordan stated that staff is recommending this item be denied as it does not comply with the guidelines established in the Comprehensive Plan.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7th floor, Las Vegas, Nevada 89109 appeared on behalf of applicant. Mr. Gronauer stated that south of this property is already zoned C-1 for a Shell convenience store, and across the street to the west of the property is a Vons shopping center. He stated that this property consists of approximately 15 acres of property that is already planned for office development, however when he looked at the plan and the location of the property he feels that 15 acres of office development is too much for the demand here and he is looking for more of a hybrid type of project that would work for this piece of property. His proposal is for a mixed-use development, with approximately 9 acres of the property to be used as a condominium “for-sale” product, and the frontage of the property for C-1 zoning.

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

- ▶ Jewell Daniels, 4939 Clear Summit Lane, North Las Vegas, Nevada

Jewell Daniels stated that she believes high density will ruin the area.

- ▶ Gregory and Tracy Crooks, 4909 Wind Break Lane, North Las Vegas, Nevada

Mrs. Crooks stated that she has a teenage daughter who goes to school at North Las Vegas Cheyenne High School, which is very overcrowded. She feels adding more families to the school will create more problems due to the overcrowded conditions. Mr. Crooks stated he prefers to see this area remain single-family.

- ▶ Ed Belinski, 4349 Sharpshooter Lane, North Las Vegas, Nevada 89031.

Mr. Belinski stated that he is opposed to the item as he believes it will affect the value of his property.

- ▶ Randall K. Rojas, 4846 Windbreak Lane, North Las Vegas, Nevada.

Mr. Rojas stated that he opposed the project because he believes it will decrease his property value and increase crime in the area.

- ▶ Paul House, 4605 Steeplechase Avenue, North Las Vegas, Nevada 89031.

Mr. House stated his concerns echo those of the above participants. He feels that traffic in the area is already bad and will increase if this project goes through. He also feels that area schools are currently overcrowded and will get worse if this project is allowed.

- ▶ Tony Aguayo, 4741 Showdown Drive, North Las Vegas, Nevada.

Mr. Aguayo stated that he is opposed to this project as he feels it will increase traffic in the area.

- ▶ Eddie Schmitt, 27 Pinnacle Hill Court, North Las Vegas, Nevada 89032.

Mr. Schmitt stated he is against this project. He suggested this project should be moved to another location.

- ▶ Antonio Samson, 4423 La Madre Way, North Las Vegas, Nevada 89031.

Mr. Samson stated that he has much traffic going through his neighborhood and he feels if this project goes through the traffic will increase making it more dangerous for the children in the neighborhood.

- ▶ L.J. Gibson, 4620 Steeplechase Avenue, North Las Vegas, Nevada 89031.

Mr. Gibson stated he is opposed to any changes in this neighborhood as he feels this project would ruin the neighborhood.

Commissioner Harry Shull asked Mr. Gibson if his house is on Lone Mountain.

Mr. Gibson replied yes.

- ▶ Dustin R. Belinski, 4349 Sharpshooter, North Las Vegas, Nevada 89031.

Mr. Belinski stated he is not opposed to the commercial part of this project, however he is concerned about the effects of rain around this neighborhood and believes that a park or community center would be better in this area.

- ▶ Rita Taylor, 4833 Pembreak Lane, North Las Vegas, Nevada.

Ms. Taylor stated that her back yard borders this property and she opposes this project.

- ▶ Ramona Gray, 4820 Rancho Linde, North Las Vegas, Nevada.

Ms. Gray stated she opposes this project as she feels it will increase traffic and crime in the area.

▶ Brian Robinson, 4916 Mondale Road, North Las Vegas, Nevada.

Mr. Robinson stated that he agrees with commercial, but opposes residential high density.

Chairman Nelson Stone closed the Public Hearing.

Bob Gronauer came forward to summarize on behalf of the applicant. He stated that there should not be any problems with drainage once the project is completed. Mr. Gronauer also said that traffic in this area will increase regardless of what is built on this property over time.

Commissioner Anita Wood stated that she is very familiar with this property. She agrees with the neighbors of this property regarding commercial instead of high density residential. She believes that if the property was developed as a mix of commercial C-1 and office that there would be less resistance to the project.

Commissioner Tom Langford stated he concurs with Commissioner Wood preferring office over commercial. He agrees with staff's recommendation of denial.

Commissioner Harry Shull stated he does not have a problem with this being a commercial project.

Commissioner Laura Perkins stated she believes that high density is incompatible with the surrounding area.

Commissioner Marilyn Kirkpatrick asked staff if this project was approved as C-1, is there a height restriction?

Marc Jordan, Senior Planner, replied C-1 allows up to 35 feet, and office 28 feet.

Commissioner Kirkpatrick stated that office would be more compatible to what the neighbors are asking for. She stated that she does not believe she could support this project as she does not believe this project is in the best interest of the neighbors.

Chairman Nelson Stone stated he can support the commercial part of this project, but not the high density residential.

Commissioner Dean Leavitt stated he agrees with commercial on this property. He is interested in providing a quality project that is compatible to the environment as well as the residents.

Jim Stubler, Deputy Fire Chief, stated the Fire Department requires all structures, regardless of size, shall have fire protection systems to include, but not limited to, fire sprinklers. This requirement is in addition to all current codes and ordinances.

Marc Jordan stated that conditions may not be added to Amendments to the Comprehensive Plan or rezoning. Conditions may be added at the time of the site plan review.

Commissioner Harry Shull **MOVED** and Chairman Nelson Stone **SECONDED** to **APPROVE** AMP-27-00 per staff's recommendations.

The MOTION TO APPROVE FAILED by MAJORITY vote. Commissioners Tom Langford, Anita Wood, Laura Perkins, Dean Leavitt, and Marilyn Kirkpatrick voted against the motion.

ITEMS #1 AMP-27-00, #2 ZN-37-00, #3 AMP-28-00, and #4 ZN-38-00 WERE HEARD TOGETHER.

2) ZN-37-00 (3207) LONE MOUNTAIN/DECATUR (Public Hearing)

An application submitted by Dayside, Inc., on behalf of the James H. Bilbray Family Trust, property owner, for reclassification of property from an R-1 Single Family Residential District to a C-1 Neighborhood Commercial District. The property is generally located at the northeast corner of Lone Mountain Road and Decatur Boulevard. The Assessor's Parcel Number is 124-31-401-001.

Chairman Nelson Stone opened the Public Hearing. He stated that all comments contained under Item #1 AMP-27-00 to be contained in this Public Hearing for Item #2 ZN-37-00. The Public Hearing was closed.

Commissioner Anita Wood MOVED and Commissioner Tom Langford SECONDED to DENY ZN-37-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

ITEMS #1 AMP-27-00, #2 ZN-37-00, #3 AMP-28-00, and #4 ZN-38-00 WERE HEARD TOGETHER.

3) AMP-28-00 (3206) LONE MOUNTAIN/DECATUR (Public Hearing)

An application submitted by Dayside, Inc., on behalf of the James H. Bilbray Family Trust, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Office to High Density Residential. The property is generally located at the northeast corner of Lone Mountain Road and Decatur Boulevard. The Assessor's Parcel Number is 124-31-401-001.

Chairman Nelson Stone opened the Public Hearing. He stated that all comments contained under Item #1 AMP-27-00 to be contained in this Public Hearing for Item #3 AMP-28-00. The Public Hearing was closed.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to DENY AMP-28-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

ITEMS #1 AMP-27-00, #2 ZN-37-00, #3 AMP-28-00, and #4 ZN-38-00 WERE HEARD TOGETHER.

4) ZN-38-00 (3204) LONE MOUNTAIN/DECATUR (Public Hearing)

An application submitted by Dayside, Inc., on behalf of the James H. Bilbray Family Trust, property owner, for reclassification of property from an R-1 Single-Family Residential District to an R-3 Multi-Family Residential District. The property is generally located at the northeast corner of Lone Mountain Road and Decatur Boulevard. The Assessor's Parcel Number is 124-31-401-001.

Chairman Nelson Stone opened the Public Hearing. He stated that all comments contained under Item #1 AMP-27-00 to be contained in this Public Hearing for Item #4 ZN-38-00. The Public Hearing was closed.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Laura Perkins SECONDED to DENY ZN-38-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

ITEMS #1 AMP-27-00, #2 ZN-37-00, #3 AMP-28-00, and #4 ZN-38-00 WERE HEARD TOGETHER.

5) AMP-15-00 (2122) CITY OF NORTH LAS VEGAS (Public Hearing)

An application submitted by the City of North Las Vegas for an Amendment to the Comprehensive Plan, land use element, to change the current designation of High Density Residential to Medium Density Residential . The property is generally located between Vally Drive and Decatur Boulevard north of Ann Road and south of Ranch House Road. The Assessor's Parcel Numbers are 124-30-203-001, 124-30-301-001, 124-30-302-001, 124-30-302-002, 124-30-304-001, 124-30-305-001, 124-30-401-001 through 124-30-401-003, 124-30-401-007 through 124-30-401-009. 124-30-401-004 through 124-30-401-006 and 124-30-401-014.

The application was presented by Steve Baxter, Planning Manager, on behalf of the applicant who indicated this item was heard by the Commission on August 9, 2000, was then continued. The item has also been through several workshops. The Council recommended that there be a 100-acre area that would go from high density residential to medium density residential in the area immediately west of Valley Drive. The Commission, after the workshops, had an alternative recommendation which would leave a 40-acre piece on Valley Drive as high density residential and change the land use of the 30 acres to the north, 60 acres to the west and 30 acres to the south, to medium density residential.

George Garcia, 2501 Green Valley Parkway #108, Henderson, Nevada 89014 appeared on behalf of property owners, stated he supports this item.

▶ Kevin Keefe, 8434 Brookline Court, North Las Vegas, Nevada
Mr. Keefe asked for clarification of the intent of this item.

Steve Baxter, Planning Manager, replied by pointing out to Mr. Keefe, on an overhead map, which area would be High Density Residential and which is medium density residential.

▶ Bill Nicewander, 4443 Sparkle Crest Avenue, North Las Vegas, Nevada

Mr. Nicewander stated he supports this application.

▶ Vicki Adams, 4443 Sparkle Crest Avenue, North Las Vegas, Nevada

Ms. Adams stated she is representing the residents of Northbrook. She stated she supports this project and asked the Planning Commission to approve the item.

Chairman Nelson Stone closed the Public Hearing.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to APPROVE AMP-15-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

6) UN-21-00 (1372) TRUCK & RV SERVICE CENTER (Public Hearing)

An application submitted by Kalb Construction Company on behalf of Truck Parts and Equipment Company, property owner, for an amendment to allow a chain link fence without slats to an approved use permit in an M-2 General Industrial District. The use permit allows a truck and RV service facility. The property is located at 4150 Donovan Way. The Assessor's Parcel Number is 139-01-403-001.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who stated staff is recommending approval.

Sam Marshall, 5670 Wynn Road, Las Vegas, Nevada 89118 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 Laura Perkins **MOVED** and Commissioner Harry Shull **SECONDED** to **APPROVE** UN-21-00 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

7) VAC-21-00 (3203) NORTHSTAR BUSINESS PARK (Public Hearing)

An application submitted by Vegas Industrial Development, LLC, property owner, for a vacation of a portion of an existing drainage right-of-way commencing south of Craig Road at Vandenberg Drive and proceeding south approximately 118 feet. The property is generally located south of Craig Road and approximately 1,055 feet west of Lamb Boulevard. The Assessor's Parcel Number is 140-06-601-002.

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

Chairman Nelson Stone called for the applicant to appear. The applicant was not present.

Commissioner Marilyn Kirkpatrick stated she believes the applicant should be present and recommended this item be postponed to be heard at the end of this session of the Planning Commission.

Chairman Stone stated the item will be moved to end of agenda to be heard last.

After hearing the last item on the agenda, this item was heard again, and the applicant was not present.

Chairman Nelson Stone stated he feels that the applicant should be present in order for an item to be heard. He does not believe that any action should be taken on items where the applicant does not appear. Chairman Stone further stated that if an applicant is unable to attend a meeting, all they need to do is contact the Planning Department and every consideration possible will be extended to them, however that did not happen with this applicant. He also stated this applicant should know better.

Commissioner Tom Langford stated he agrees with Chairman Stone.

Chairman Nelson Stone opened the Public Hearing. No Participants came forward. Due to the continuance to the January 10, 2001 Planning Commission meeting, the Public Hearing on this item shall remain open.

Commissioner Harry Shull **MOVED** and Commissioner Anita Wood **SECONDED** to **CONTINUE** VAC-21-00 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

The item is CONTINUED to 01/10/01.

8) UN-89-00 (3194) CASHMAN EQUIPMENT (Public Hearing)

An application submitted by Cashman Equipment Company of behalf of JRTL, Ltd., property owner, for a use permit in an M-2 General Industrial District to allow a seventy-five (75) foot high pylon sign where sixty (60) feet is the maximum height allowed. The property is located at 3101 E. Craig Road. The Assessor's Parcel Number is 139-01-702-001.

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

Gary Bunker, 5119 S. Cameron St., Las Vegas, Nevada 89118 appeared on behalf of the applicant who stated that this project is necessary in order for truck drivers, their targeted customers, can see the general location of their business, prior to reaching the respective freeway offramp, and allow them to exit early enough to be able to locate their business.

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

- ▶ Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas, Nevada 89032.

Mr. Schmitz stated he opposes this project as he feels it can be placed at a different location.

Commissioner Anita Wood asked staff if the other businesses in this area were granted special use permits.

Mr. Jordan stated they were approved either by special use permit or a variance.

Commissioner Wood indicated to the applicant that future Craig Road Interchange projects may result in his loss of the sign due to the proximity of his property line, and asked if he had considered moving the sign back.

Mr. Bunker stated he recently learned that there may be a project underway which would require his sign to be moved, however until that happens, Mr. Bunker stated that over 65% of this business' traffic is commercial trucks which need to be able to see the sign clearly.

Commissioner Tom Langford stated that his experience with truck drivers has been that the truck drivers usually look for exits and then look for an address.

Mr. Bunker stated that the purpose of this sign is to allow the truck drivers to identify their business long before they reach the freeway exit.

Commissioner Langford asked the applicant if these are trucks making deliveries or trucks needs services?

Mr. Bunker stated this is a business which sells and services heavy equipment and deliveries.

Commissioner Langford stated that truck drivers look for the Craig Road exit sign first. If the applicant has a sign at the end of the exit, truck drivers would be able to see the sign.

Marsha Calder, Marketing Manager for Cashman Equipment, 3101 E. Craig Road, North Las Vegas, Nevada 89030, stated that part of their business is heavy equipment, but another part is on-highway truck engine business, which is what this sign is primarily for.

Commissioner Wood asked the applicant if there is a billboard on the southbound side of the freeway indicating where the exit is, why then is an additional sign needed?

Marsha Calder replied that she will not be renewing the billboard.

Commissioner Harry Shull stated he does not have a problem with the additional 15 feet, as it is clearly under the 100 feet signs that other applicants have sought in the past. He feels that since this is sheltered behind the freeway buildup, the extra 15 feet will not look bad to the community. He also stated that he does not believe there will be any major improvement on Craig Road for many years, and this would give the company many years of service. He is in favor of this project subject to staff's recommendations, providing the overall height does not exceed 75 feet.

Commissioner Harry Shull **MOVED** and Commissioner Laura Perkins **SECONDED** to **APPROVE** UN-89-00 per staff's recommendations.

The motion carried by MAJORITY vote. Commissioners Tom Langford and Anita Wood voted against the motion.

9) VAC-22-00 (3209) GLENEAGLES UNIT 1 (Public Hearing)

An application submitted by Wexford Homes, property owner, for a vacation of Blue Gull Street commencing at Alexander Road and proceeding south approximately 917 feet, Finch Ridge Avenue commencing at Blue Gull Street and proceeding east approximately 252 feet, Canary Cedar Street commencing at Finch Ridge Avenue and proceeding south approximately 829 feet, Parrot Hill Avenue commencing at Canary Cedar Street and proceeding east approximately 324 feet, and Robin Gale Avenue commencing at Canary Cedar Street and proceeding west approximately 253 feet. The purpose of the vacation is to convert these streets to private streets. The property is generally located south of Alexander Road approximately 760 feet west of Commerce Street. The Assessor's Parcel Numbers are 139-10-101-013 and 139-10-101-014.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval subject to three conditions.

Paul White of Wexford Homes, 2260 Corporate Circle, Henderson, Nevada 89014 appeared on behalf of the applicant who concurred with staff's conditions.

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

Commissioner Harry Shull **MOVED** and Commissioner Dean Leavitt **SECONDED** to **APPROVE** VAC-22-00 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

**There was a break in the proceedings at 8:33 p.m.
The meeting reconvened at 8:45 p.m.**

10) UN-20-00 (1369) SPURS BAR AND GRILL (Public Hearing)

An application submitted by WJR Partnership, property owner, for an extension of time for a use permit in an M-2 General Industrial District to allow the “on sale” of alcoholic beverages in conjunction with a restaurant. The property is generally located on Criag Road, approximately 177 feet west of Lamb Boulevard. The Assessor’s Parcel Number is 140-06-610-030.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated this is an application that was approved by the Planning Commission on April 12, 2000 and was due to expire on October 12, 2000. He stated staff is recommending approval of this item subject to conditions, and expiration date would be April 12, 2001.

Harold Foster, 3230 Polaris Avenue, Suite 23, Las Vegas, Nevada 89102 appeared on behalf of the applicant.

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

Commissioner Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-20-00 per staff’s recommendations subject to modification of condition #7 as follows:

Condition #7 Changed to Read: “That UN-20-00 expires on June 12, 2001.”

The motion carried by MAJORITY vote. Commissioners Laura Perkins, Tom Langford and Anita Wood voted against the motion.

11) AMP-29-00 (3213) NORTH 5TH STREET & AZURE COMMUNITY CENTER (Public Hearing)

An application submitted by Unlimited Holdings, Inc. on behalf of the Ebner Living Trust et. al., 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 southeast corner of North 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.

The application was presented by Mary Aldava, Associate Planner, on behalf of staff who indicated staff is recommending approval of an amendment for Office instead of Community Commercial.

George Garcia, 2501 Green Valley Parkway, Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Anita Wood asked the applicant if he is willing to change Medium - High Density Residential to Office.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE AMP-29-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

12) ZN-39-00 (3210) NORTH 5TH STREET & AZURE AVENUE (Public Hearing)

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

The application was presented by Mary Aldava, Associate Planner, on behalf of staff who stated staff is recommending approval.

George Garcia, 2501 Green Valley Parkway, Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Dean Leavitt MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE ZN-39-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

13) UN-88-00 (3178) AT&T WIRELESS SERVICES OF NEVADA (Public Hearing)

An application submitted by AT&T Wireless Services of Nevada on behalf of Piclane, LLC, property owner, et. al., for a use permit in a PUD Planned Unit Development District to allow a 70-foot monopole at an existing wireless facility where 60 feet was previously approved. The property is located at 725 W. Washburn Road. The Assessor's Parcel Number is 124-34-301-002.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 1/10/01.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE UN-88-00 per applicant's request.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 1/10/01.

14) UN-90-00 (3214) EDWARD BELINSKI (Public Hearing)

An application submitted by Edward A. Belinski, property owner, for a use permit in an R-E Ranch Estates District to allow a 1,600 square foot accessory structure where 1,200 square feet is the maximum allowed and to exceed the height of the dwelling unit by nine (9) feet. The property is located at 4349 Sharpshooter Lane. The Assessor's Parcel Number is 139-06-112-012.

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

Edward Belinski, 4349 Sharpshooter Lane, North Las Vegas, Nevada, 89031 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

- ▶ Andrew Hraha, 4747 Rosalie Circle, North Las Vegas, Nevada.

Mr. Hraha stated he is opposed to this project as he feels if this is approved many others will want to exceed the 1,200 square feet and it will get out of hand.

- ▶ Ed Potter, 4732 Rosalie Circle, North Las Vegas, Nevada 89031

Mr. Potter stated he has the same concerns as Mr. Hraha. He worries about many others wanting to exceed the 1,200 square foot limit.

Commissioner Harry Shull asked Mr. Potter why does he feel this would impair the value of his property.

Mr. Potter stated he feels the area is changing and fears that others will want bigger and bigger storage structures in the future, which he feels will reduce the value of his property.

Chairman Stone closed the Public Hearing.

Commissioner Marilyn Kirkpatrick stated she started the first garage workshop on the corner of Showdown, and did purchase in Ranch Estates. She stated her property value increased by \$34,000. She feels this is good for the neighborhood.

Commissioner Laura Perkins asked the applicant what he planned to use the 1,600 square feet for.

The applicant stated that it is for personal use as he is not a contractor.

Commissioner Perkins stated she agrees with Commissioner Kirkpatrick that this is appropriate for the area as it is Ranch Estates where they have a little more freedom regarding what they can do with their property.

Commissioner Anita Wood asked staff if the applicant's request for the 1,600 square feet contradicts other similar requests.

Mr. Jordan stated that it does not contradict other similar requests.

Chairman Stone asked staff if there is a "quiet time" set in an ordinance form for this area.

Steve Baxter, Planning Manager, stated that there are quiet times that are subject to enforcement.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Tom Langford SECONDED to APPROVE UN-90-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

15) UN-77-00 (2402) SHADOW CREEK LDS CHURCH (Public Hearing)

An application submitted by the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, A Utah Corporation, property owner, for an amendment to a condition of a previously approved use permit in an R-E Ranch Estates District allowing a church. The property is generally located at the northeast corner of Goldfield Street and Hammer Lane. The Assessor's Parcel Number is 124-34-501-009.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval subject to deleting condition #2a.

Dave Pugsley of Pugsley Architects, 2480 E. Tompkins Avenue, Suite 222, Las Vegas, Nevada 89121 appeared on behalf of the applicant and concurs with staff's recommendations.

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

- ▶ Tracie Cloward, 19 Calm Winds Court, North Las Vegas, Nevada 89031.

Ms. Cloward stated that she is in favor of this project.

Chairman Stone closed the Public Hearing.

Commissioner Anita Wood stated that when this item originally came before the Planning Commission there were several churches on the agenda that evening. She is concerned as she feels a precedence was set at that meeting and now the Commission is looking at this issue again.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-77-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

16) PETITION FOR ESTABLISHMENT OF A GAMING ENTERPRISE DISTRICT (Public Hearing)

An application submitted by Stimson Enterprises, Inc., property owner, for a gaming enterprise district. The property is generally located at the northwest corner of Craig Road and Commerce Street, legally described as being a portion of the Northwest Quarter (NW1/4) of Section 3, Township 20 South, Range 61 East, M.D.M. A complete legal description is on file with the Development Services Department.

This item was presented together with UN-63-00, as they are related. A certified court reporter recorded this item and Item #17 UN-63-00. The court reporter may be contacted for an official transcript regarding the discussion on these two items as follow:

- ▶ Daren S. Bloxham, C.S.R., R.P.R., owner of Valley Reporters,
- ▶ 4475 S. Pecos Road Las Vegas, Nevada 89121
- ▶ (702) 678-1970 fax (702) 678-1922

Commissioner Harry Shull **MOVED** and Commissioner Laura Perkins **SECONDED** to **APPROVE** the **PETITION FOR ESTABLISHMENT OF A GAMING ENTERPRISE DISTRICT** per staff's recommendations.

The motion carried by MAJORITY vote. Commissioner Tom Langford voted against the motion.

This item was discussed together with #17 UN-63-00.

17) UN-63-00 (2157) CRAIG ROAD DEVELOPMENT (Public Hearing)

An application submitted by Stimson Enterprises, Inc., property owner, for a use permit in a C-2 General Commercial District to allow a casino. The property is generally located at the northwest corner of Craig Road and Commerce Street, legally described as being a portion of the Northwest Quarter (NW 1/4) of Section 3, Township 20 South, Range 61 East, M.D.M. A complete legal description is on file with the Development Services Department.

This item was presented together with UN-63-00, as they are related. A certified court reporter recorded this item and Item #17 UN-63-00. The court reporter may be contacted for an official transcript regarding the discussion on these two items as follow:

- ▶ Daren S. Bloxham, C.S.R., R.P.R., owner of Valley Reporters,
- ▶ 4475 S. Pecos Road Las Vegas, Nevada 89121
- ▶ (702) 678-1970 fax (702) 678-1922

Commissioner Harry Shull MOVED and Commissioner Laura Perkins SECONDED to APPROVE the PETITION FOR ESTABLISHMENT OF A GAMING ENTERPRISE DISTRICT per staff's recommendations.

The motion carried by MAJORITY vote. Commissioner Tom Langford voted against the motion.

This item was discussed together with #17 UN-63-00.

18) ZN-16-98 (1727) SPEEDWAY TRUCK STOP & CASINO (Public Hearing)

An application submitted by Bob Failing on behalf of Petro Stopping Center (Clark Rudy), property owner, for an amendment to the Resolution of Intent (#2035) in a PUD Planned Unit Development District to allow increased signage. The property is located at 6595 N. Hollywood. The Assessor's Parcel Number is 123-22-801-008.

Chairman Nelson Stone stated he is abstaining from this item.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who stated that the applicant is requesting that condition #41, of the Resolution of Intent which deals with signage for the Planned Unit Development PUD, be amended. Staff is recommending approval of this item that condition #41 be amended as written on page 3 of the staff report.

William Urga, 3800 Howard Hughes Parkway, Suite 1600, Las Vegas, Nevada appeared on behalf of applicant. Also present with him was Clark Rudy. He stated that he looked at staff's recommendations and he has a question regarding condition #2 which states "two restaurants". He stated that these are future "pads", but have been referred to as "restaurants". He would like to have them referred to as "future development" or "future pads". He does not guarantee that these will not be a convenience store or something other than a restaurant in the future.

Marc Jordan asked the applicant if it should read "pad development?"

Mr. Urga stated he would like it to be referred to as "future pad development."

Mr. Urga then addressed condition #6 which deals with the directional sign. He feels the larger signs would be safer as they can be seen easier.

Mr. Jordan stated that though the truck drivers may be able to see the signs easier, their view of oncoming traffic may be hindered, whereas the lower signs may be seen as well as oncoming traffic.

Commissioner Anita Wood stated that she feels although the larger sign is easier to see, it also blocks the truck drivers' view of oncoming traffic, as expressed by the City Traffic Engineer.

Clark Rudy, 6225 Los Bancos, El Paso, Texas appeared on behalf of the applicant who stated he believes this is a safety issue. He stated if a car gets in front of the short sign, a truck driver will not know where to go.

Steve Baxter, Planner Manager, stated that this issue can become an additional condition subject to the approval of the City Traffic Engineer.

Commissioner Harry Shull stated that the new condition would be condition #7.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE ZN-16-98 per staff's recommendations subject to the following condition:

Condition #7 Added to Read: "the height, size and location of the directional signs shall be subject to review and approval of the City Traffic Engineer."

The motion carried by **UNANIMOUS** vote with Chairman Nelson Stone abstaining.

19) ZN-68-98 (2839) EL CAMPO GRANDE COMMUNITY (Public Hearing)

An application submitted by Tevel Land Development, LLC, on behalf of El Campomateo, LLC, property owner, for an extension of time on the reclassification of property from an R-1 Single-Family Residential District to an R-3 Multi-Family Residential District. The property is located approximately 300 feet east of San Mateo Street and south of El Campo Grande. The Assessor's Parcel Number is 124-30-401-005.

This item was heard following item #5 AMP-15-00, as it is related.

The application was presented by Mary Aldava, Associate Planner, on behalf of staff who stated that staff is recommending denial of the extension of time.

George Garcia, 2501 Green Valley Parkway Suite 108, Henderson, Nevada, appeared on behalf of applicant, who stated he believes it would be appropriate to have this item extended for one year.

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

Commissioner Anita Wood asked the applicant if this is the property which was discussed at a previous workshop regarding extending the time.

Mr. Garcia replied that it is.

Commissioner Tom Langford stated he would like to see this extension of time approved.

Commissioner Anita Wood stated that the extension of time would be in conjunction with the L-shaped property to the east of this property, so that both properties for Real Homes would be heard at the same time, as well as the condition regarding the density.

Commissioner Tom Langford **MOVED** and Commissioner Anita Wood **SECONDED** to **EXTEND** ZN-68-98 to 9/15/01 subject to the following condition:

Condition Added to Read: "Development shall be limited to 12 du/ac."

The motion carried by **UNANIMOUS** vote.

The item is recommended to be EXTENDED to 09/15/01.

20) ZN-46-98 (3121) TROPICAL & VALLEY (Public Hearing)

An application submitted by Mohawk Valley Partners, LLC, property owner, for an extension of time on the reclassification of property from an R-1 Single-Family Residential District to an R-3 Multi-Family Residential District. The property is generally located at the southwest corner of Tropical Parkway and Valley Drive. The Assessor's Parcel Number is 124-30-303-003.

This item was heard following item #5 AMP-15-00 and #19 ZN-68-98, as they are related.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that staff is recommending a one-year extension of time based upon the decision of AMP-15-00.

George Garcia, 2501 Green Valley Parkway Suite 108, Henderson, Nevada, appeared on behalf of applicant, who stated staff's recommendation is acceptable.

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

Commissioner Harry Shull **MOVED** and Commissioner Dean Leavitt **SECONDED** to **EXTEND** ZN-46-98 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

The item is recommended to be EXTENDED for ONE YEAR.

21) FDP-10-00 (2291) GLENEAGLES

An application submitted by Wexford Homes, property owner, for a Final Development Plan for a park in a PUD Planned Unit Development District. 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 heard following item #9, VAC-22-00, as it is related.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval subject to one condition.

Paul White of Wexford Homes, 2260 Corporate Circle, Henderson, Nevada, 89014 appeared on behalf of the applicant who concurred with staff's condition. Regarding condition #4 which requires lighting to be provided for all open space areas, specifically along the walking paths, he asked if this is generally done within these types of parks.

Marc Jordan stated this condition is generally required on these types of projects.

Commissioner Anita Wood thanked the applicant for working with the Planning Commission on getting the amenities spread out for all the residents.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE FDP-10-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

22) T-855 (2547) GLENEAGLES (REVISED T-777)

An application submitted by Wexford Homes, property owner, for a tentative map review in a PUD Planned Unit Development District. 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 through 139-10-101-016, 139-10-113-001 through 139-10-113-006, 139-10-113-009 through 139-10-113-001, 139-10-114-001, 139-10-114-002, 139-10-115-001 through 139-10-115-056, 139-10-213-001 through 139-10-213-008, 139-10-212-001 through 139-10-212-072 and 139-10-212-081 through 139-10-212-100.

This item was heard following item #9 VAC-22-00 and #21 FDP-10-00 as they are related.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval subject to conditions.

Paul White of Wexford Homes, 2260 Corporate Circle, Henderson, Nevada 89014 appeared on behalf of the applicant who concurred with staff's conditions.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE T-855 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**There was a break in the proceedings at 8:33 p.m.
The meeting reconvened at 8:45 p.m.**

PUBLIC FORUM

This is the portion of the meeting devoted to the public. After completing and submitting a blue 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: None

ADJOURNMENT: 12:17 A.M.

A motion to ADJOURN the December 13, 2000 meeting of the Planning Commission of the City of North Las Vegas was made by Commissioner Nelson Stone. Commissioner Anita Wood SECONDED the motion.

Nelson Stone, Chairman

ATTEST:

Ted Karant, Recording Secretary