

MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Nelson Stone, Chairman
Marilyn Kirkpatrick
Dean Leavitt
Scott Albright

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

Harry Shull, Vice Chairman
Anita Wood
Tom Langford

September 12, 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
Scott Albright - Absent
Marilyn Kirkpatrick - Present

STAFF PRESENT:

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

PLEDGE OF ALLEGIANCE

Commissioner Marilyn Kirkpatrick
Girl Scout Troup #443

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 August 22, 2001.
Approval of the MINUTES for the Planning Commission meeting of August 8, 2001.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Tom Langford SECONDED to APPROVE the minutes of the August 22, 2001.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE the minutes of the August 8, 2001.

The motions carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-110-01 (5131) PIPERS GLEN 2-4

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Insurance Company of the West to release the Subdivision Bond in the amount of \$105,455.20.

B) PW-111-01 (5132) PIPERS GLEN 2-5

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Insurance Company of the West to release the Subdivision Bond in the amount of \$87,703.55.

C) PW-112-01 (5133) PIPERS GLEN 2-6

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Insurance Company of the West to release the Subdivision Bond in the amount of \$49,970.00.

D) PW-113-01 (5134) PIPERS GLEN 2-7

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Insurance Company of the West to release the Subdivision Bond in the amount of \$61,278.80.

E) PW-114-01 (5135) PIPERS GLEN 2-8

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Insurance Company of the West to release the Subdivision Bond in the amount of \$107,859.68.

F) PW-115-01 (5136) PIPERS GLEN 2-9

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Insurance Company of the West to release the Subdivision Bond in the amount of \$75,759.64.

G) PW-116-01 (5137) PETRO STOPPING CENTER

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Amwest Surety Company to release the Subdivision Bond in the amount of \$754,182.22.

H) PW-117-01 (5138) WASHBURN/BRUCE SUBDIVISION

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Heller Development Company and accept the Subdivision Bond in the amount of \$886,564.03.

I) PW-118-01 (5139) SUNFLOWER UNIT 5

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Commercial Federal Bank to release the Letter of Credit in the amount of \$71,795.13.

J) PW-119-01 (5140) SALVATION ARMY APARTMENTS

Accept the Commercial Developments Off-Site Improvements Agreement by The Salvation Army North Las Vegas Residence, Inc. and accept the Subdivision Bond in the amount in the amount of \$34,606.39.

K) PW-120-01 (5151) SENECA FALLS UNIT 4

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Seneca Falls LLC and accept the Subdivision Bond in the amount of \$305,804.18.

L) PW-106-01 (4977) HOMETOWN WEST 3

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Greystone Nevada, LLC and accept the Subdivision Bond in the amount of \$586,647.60.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE Consent Agenda Item L to the 9/26/01 Planning Commission meeting.

Commissioner Tom Langford MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE Consent Agenda Items A through F, and H through K.

The motions carried by MAJORITY vote.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE Consent Agenda Item G.

The motion carried by MAJORITY vote with Chairman Nelson Stone abstaining.

NEW BUSINESS

1) AMP-25-01 (4929) 5TH AND FARM (Public Hearing)

An application submitted by Phillip Nourafchar on behalf of Fifth & Farm, LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential and M-HDR Medium-High Density Residential to MDR Medium Density Residential. The properties are generally located at the northeast corner of North Fifth Street and El Campo Grande and east of North Fifth Street approximately 340 feet south of Azure Avenue. The Assessor's Parcel Numbers are 124-26-301-001, 124-26-301-003, 124-26-301-004, 124-26-303-001 and 124-26-202-006.

RECOMMENDATION:

The Development Services Department recommends that AMP-25-01 be approved to amend the Comprehensive Plan land use designation for the 9.5 acre site located east of North 5th Street and approximately 650 feet north of Tropical Parkway to Medium Density Residential.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 9/26/01 Planning Commission meeting.

Chairman Nelson Stone opened the Public Hearing and stated the Public Hearing shall remain opened until such time this item is heard in its entirety.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE AMP-25-01 to the 9/26/01 Planning Commission meeting per the applicant's request.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 9/26/01.

2) ZN-34-01 (4931) 5TH AND FARM (Public Hearing)

An application submitted by Phillip Nourafchar on behalf of Fifth & Farm, LLC, property owner, for reclassification of property from an R-E Ranch Estates District and an R-2 Two-Family Residential District to a Planned Unit Development (PUD) consisting of 389 single-family homes. The property is generally located at the northeast corner of North Fifth Street and El Campo Grande Avenue. The Assessor's Parcel Numbers are 124-26-301-001, 124-26-301-003, 124-26-301-004, 124-26-303-001 and 124-26-202-006.

RECOMMENDATION:

The Development Services Department recommends that ZN-34-01 be denied because the proposed lots do not meet the minimum lot size requirement of 4,500 square feet as suggested by the Comprehensive Plan, the proposed development does not comply with the open space requirements for a Planned Unit Development and the proposed development does not appear to comply with the purpose of the PUD district.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 9/26/01 Planning Commission meeting.

Chairman Nelson Stone opened the Public Hearing and stated the Public Hearing shall remain opened until such time this item is heard in its entirety.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE ZN-34-01 to the 9/26/01 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 9/26/01.

3) UN-64-01 (4831) DECATUR 2538 PUMPING STATION (Public Hearing)

An application submitted by the Southern Nevada Water Authority, property owner, for a use permit in an O-L Open Land District to allow a pumping station. The property is generally located at the southeast corner of Decatur Boulevard and Horse Drive. The Assessor's Parcel Numbers are 124-07-301-008 and 124-07-301-010.

RECOMMENDATION:

The Development Services Department recommends that UN-64-01 be approved subject to the following conditions:

1. Standard conditions: 4, 8, 10, 11 and 12.
2. UN-64-01 shall be valid for 10 years from the date of approval by the Planning Commission and shall be considered inaugurated upon issuance of a building permit and completion of substantial above ground construction.
3. The applicant shall comply by all conditions of approval for UN-50-99.
4. Fiber optic conduit must be installed along the Decatur Boulevard and Horse Street frontages.
5. Decatur Boulevard improvements are required along the west property line boundary.

Prior to the Planning Commission meeting, the applicant requested the item be continued indefinitely.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to CONTINUE UN-64-01 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item is CONTINUED INDEFINITELY.

4) UN-68-01 (4922) STEWART, MARLIN (RED) (Public Hearing)

An application submitted by Marlin Stewart, property owner, for a use permit in an R-E Ranch Estates District to allow a 2,000 square foot accessory structure where 1,200 square feet is the maximum allowed. The property is located at 2751 San Miguel Avenue. The Assessor's Parcel Number is 139-05-801-011.

RECOMMENDATION:

The Development Services Department recommends that UN-68-01 be approved subject to the following conditions.

1. Standard conditions number 4, 8, 10, 11, and 12.
2. That heating and cooling equipment, if any, are ground-mounted.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the applicant is proposing to build a garage that would be used to store automobiles, lawn equipment and other home uses. He stated the building would have a stucco exterior and a concrete tile roof. Mr .Jordan stated Title 17 does allow accessory structures within the rear yard of an area providing it does not exceed more than 25% of the rear yard area which it does not appear that this would be the case, therefore staff is recommending approval of this item.

Marlin Stewart, 2751 San Miguel Avenue, North Las Vegas, Nevada 89033 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 Tom Langford MOVED and Commissioner Anita Wood SECONDED to APPROVE UN-68-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

5) VN-06-01 (4895) ANN/ALLEN BY PARDEE UNIT 1 (Public Hearing)

An application submitted by Pardee Construction Company, property owner, for a variance in an R-1 Single-Family Residential District to allow a nine (9) foot front setback where 20 feet is the minimum required. The property is located at 5310 Azure View Court. The Assessor's Parcel Number is 124-32-217-092.

RECOMMENDATION:

The Development Services Department recommends that VN-06-01 be denied.

If however, the Planning Commission were to determine that approval of the proposed variance is warranted, then staff recommends the following as conditions of approval.

1. Standard Conditions 4 and 11.
2. The trellis shall be removed in conjunction with the conversion of the office back to a garage which shall occur prior to occupancy of the home.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the applicant is proposing to construct an overhead trellis structure that would be located in front of the sales office where the model homes are located. He stated that presently the zoning ordinance does not contain any provisions that would allow an encroachment of this type therefore the minimum setback would be twenty (20) feet. Mr. Jordan stated the applicant has indicated that it is temporary to be used with the model home complex and would be removed when the last house is sold in the development, however since there has not been a hardship verified with this project, staff is recommending denial of this application.

G. Ira Wallace, 1555 S. Rainbow Boulevard, Las Vegas, Nevada, 89146 appeared on behalf of the applicant who stated this is a temporary use.

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

Commissioner Anita Wood asked the applicant if the trellis is to come off what will be the garage area and what is the estimated time it will be up.

Mr. Wallace stated that is correct with regard to the garage area and that this will be up for approximately 2 ½ years as there are 140 lots at the location.

Vice-Chairman Harry Shull asked the applicant if the model itself with the garage conversion is operating under a temporary use permit.

Mr. Wallace replied that is correct.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE VN-06-01 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Tom Langford voting against the item.

6) ZN-35-01 (4937) 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 Planned Unit Development District (PUD) consisting of 50 single store family homes. The property is generally located north of Lone Mountain Road approximately 400 feet east of Decatur Boulevard. The Assessor's Parcel Number is 124-31-401-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-35-01 be denied as the Comprehensive Plan land use designation does not support the proposed request and the preliminary development plan does not conform to the open space requirements outlined in the PUD requirements.

Prior to the Planning Commission meeting, the applicant requested the item be continued indefinitely.

Commissioner Tom Langford Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE UN-64-01 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item is CONTINUED INDEFINITELY.

7) UN-69-01 (4932) BEREAN CHRISTIAN FELLOWSHIP (Public Hearing)

An application submitted by Berean Christian Fellowship on behalf of Richard A. Ebeltoft, property owner, for a use permit in an R-1 Single-Family Residential District to allow a church. The property is located at 2734 N. Martin Luther King Boulevard. The Assessor's Parcel Number is 139-16-701-001.

RECOMMENDATION:

The Development Services Department recommends that UN-69-01 be approved subject to the following conditions:

1. That Standard Conditions 1, 2, 3, 6, 7, 8, 10, 11, 12, 15, 23, 26, 27, 29, 31 and 32 apply; and
2. That fiber optic conduit be required along the Martin Luther King Boulevard right-of-way; and
3. That the property owner execute a Deed of Dedication to provide right-of-way for the Martin Luther King Boulevard widening project. (Contact Randal Cagle, Real Property Services Manager, at 633-1232 for the appropriate documents.); and
4. That the driveway be widened to a minimum 32 feet (maximum 40 feet) in width; and
5. That all turning radii of the Fire Department access lanes be designed and constructed in compliance with Ordinance 1283; and
6. That all Fire Department codes and ordinances in effect at the issuance of building permits shall apply; and
7. That the applicant comply with the Commercial Design Guidelines, including but not limited to the following:
 - a. All windows and/or doors on otherwise flat walls have pop-out framing elements; and
 - b. All proposed corrugated metal be replaced with split-face CMU blocks, or other material approved by staff; and
 - c. A minimum 20 feet of landscaping be provided between the Martin Luther King Boulevard right-of-way and all buildings and parking areas.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the applicant is proposing to construct a 12,625 square foot church with a 5,450 square foot office and a 6,000 square foot multi-purpose room and a 2,200 square foot ministry area. According to the site plan the applicant has shown that the church will be setback 20 feet from the property line. The building would be constructed of materials that do comply with the Commercial Design Guidelines with the exception that some of the building would have a corrugated metal designed to it whereas staff is recommending that be split face CMU blocks and staff is requesting that the south elevation feature more architectural features. Mr. Jordan stated the parking lot is not quite setback from the property line and if Public Works Department ever required full street improvements there would be parking right next to the street, therefore staff is recommending as part of the approval of this item that the full 20 feet landscaping be required which would require the removal of approximately 4-6 parking spaces and with that removal of those parking spaces the applicant would still comply with all the parking requirements on site therefore staff is recommending approval of this item subject to the seven (7) conditions listed.

Jim VanKonkle, 4290 Cameron Suite 2, Las Vegas, Nevada 89103 appeared on behalf of the applicant who stated he is willing to move the parking spaces back and concurs with staff's recommendations.

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

Commissioner Anita Wood stated she is concerned that the applicant needs to give the extra 20 feet for Martin Luther King. She also stated that the applicant needs to make sure that they hit the turning radius for the Fire Department access lanes to conform to code and stated she is concerned about the applicant being able to maintain the appropriate number of parking spaces with all of these changes taking up room on the site plan.

Mr. Jordan replied that staff has determined that they will be able to do so.

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Harry Shull SECONDED to APPROVE UN-69-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

8) UN-73-01 (4940) BEREAN CHURCH (Public Hearing)

An application submitted by the Berean Christian Fellowship Church on behalf of Glen and Nancy Froistad, property owners, for a use permit in an R-CL Residential Compact Lot District to allow an off-site parking lot for a church. The property is generally located at the northeast corner of Martin Luther King Boulevard and Windsor Avenue. The Assessor's Parcel Numbers are 139-16-610-297 and 139-16-610-327.

RECOMMENDATION:

The Development Services Department recommends that UN-73-01 be denied because the parking lot is neither necessary, nor compliant with all codes and ordinances.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated this is an application for a parking lot which would consist of 33 parking spaces. He stated the parking lot would not comply in full with the Commercial Design Standards as some of the landscaping would be reduced which is normally 20 feet along the street frontage and also adjacent to all the property lines when it is abutting a residential area. Mr. Jordan stated staff is not supporting this item as this would be a parking lot that would be surrounded by potentially single-family dwelling units and according to the previous application the applicant would be able to comply with all the parking requirements on site therefore staff does not feel this parking lot is necessary or desirable and staff is recommending denial of this application.

Jim VanKonkle, 4290 Cameron Suite 2, Las Vegas, Nevada 89103 appeared on behalf of the applicant who stated the he feels that there is a need for additional parking so as not to become a nuisance to the residents by parking on the streets.

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

Vice-Chairman Harry Shull stated he agrees with staff's recommendations and wanted to know if there is a potential to acquire the contiguous property.

Mr. VanKonkle stated he believes the applicant has attempted to do so, however he does not believe that anything definite has resulted in that.

Commissioner Tom Langford stated he believes that most churches, even when complying with the ordinance, do not have enough parking and eventually create a parking challenge for the residents. He believes this is necessary and stated he supports approval of this item.

Commissioner Anita Wood stated she agrees with Commissioner Langford, however she is concerned about the additional 20 feet of landscaping along Martin Luther King.

Mr. Jordan stated this is covered in the site plan and if this is approved there are a number of conditions the Public Works Department has recommended and one of those will be the driveway numbers therefore the parking number may be reduced by a few parking spaces in order to comply with those conditions.

Commissioner Wood stated she wonders if an extra 25 parking spaces would help this property that much and wants to know if there is a way for the applicant to acquire the contiguous property.

Mr. VanKonkle stated he does not know if the other parcel can be acquired.

Commissioner Tom Langford stated he believes the necessary parking should be made available so as not to take up space on the street.

Commissioner Wood stated her main concern is that there is 20 feet of landscaping along Martin Luther King.

Mr. Jordan stated the conditions for this item are as follows:

1. Standard Conditions #1,2,3,4,6,7,8,10,11,12,15,26,27,29 and 31.
2. Reversionary map or merger and resubdivision map required to combine lots.
3. The applicant shall execute a deed of dedication to provide a right-of-way for the Martin Luther King widening project, contact Randy Cagle, Real Property Services Manager, at 633-1232 for the appropriate documents.
4. The driveway is too narrow. Current standards require commercial driveways to be 32-40 feet wide.
5. The driveways shown on Martin Luther King Boulevard are too close together and only one will be allowed and it must be centered between Martin Luther King Boulevard and Reverend Wilson Street.

Steve Baxter, Planning Manager, indicated he is concerned about this item being approved tonight without a waiver application.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to CONTINUE UN-73-01 to the 9/26/01 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

9) UN-65-01 (4869) VERIZON WIRELESS (Public Hearing)

An application submitted by Verizon Wireless on behalf of Red Partners, LLC, property owner, for a use permit in a C-2 General Commercial District to allow a 60 foot cellular tower. The property is located at 1435 W. Craig Road. The Assessor's Parcel Number is 139-04-701-011.

RECOMMENDATION:

The Development Services Department recommends that UN-65-01 be approved subject to the following conditions:

1. Standard condition numbers: 4, 8, 10, 11 and 12.
2. The maximum height of the tower shall not exceed 60 feet.
3. The tower shall be a monopole design.
4. The tower shall be painted desert tan. (Benjamin Moore Paints #1032 or equivalent)
5. Co-location shall be permitted by others at competitive rates.
6. An eight foot in height split-face block wall with a solid metal gate shall be constructed around the perimeter of the accessory utility building.

The application was presented by Chris Melendrez, Associate Planner, on behalf of staff who indicated staff is recommending approval of this item subject to six (6) conditions.

Don Cape, of Spectrum Engineering, 7351 W. Charleston Boulevard Suite 120, Las Vegas, Nevada 89117 appeared on behalf of the applicant who stated he was approached by Sprint recently and stated there are two additional applicants for this site. He stated that he believes more time is necessary to get all the details worked out between the different carriers.

Commissioner Marilyn Kirkpatrick stated she is pleased to see the different carriers working together on this project.

Commissioner Anita Wood stated she agreed with Commissioner Kirkpatrick regarding the cooperation between the carriers.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Anita Wood SECONDED to CONTINUE UN-65-01 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item is CONTINUED INDEFINITELY.

Mr. Jordan stated that item #23 is related and asked to have it heard next. Chairman Nelson Stone granted the request to present Item #23 next, out of order.

10) UN-66-01 (4872) CRAIG ROAD CARDLOCK (Public Hearing)

An application submitted by River City Petroleum on behalf of LDR Partners, property owners, for a use permit in an M-2 General Industrial District to allow an unmanned fleet fueling facility. The property is generally located at the northeast corner of Craig Road and McGuire Street. The Assessor's Parcel Number is 140-06-210-017.

RECOMMENDATION:

The Development Services Department recommends that UN-66-01 be approved subject to the following conditions:

1. Standard Conditions 1, 2, 3, 4, 7, 8, 10, 11, 12, 15, 26, 27 and 31.
2. That a surface treatment for dust mitigation shall be provided for the undeveloped area located at the northeast corner of Craig Road and McGuire Street.
3. That landscaping shall be provided throughout the undeveloped area along the east property line.
4. The applicant shall comply with the Industrial Development Design Standards, including, but not limited to the following:
 - a. A minimum 20 feet of landscaping (not including sidewalk) shall be provided along Craig Road and McGuire Street.
 - b. A decorative wall or landscaped berm with a minimum height of 3 feet 6 inches shall be provided along Craig Road and McGuire Street.
 - c. A minimum 6-foot-wide landscaped islands shall be provided at the ends of the parking row.
5. That wrought-iron gate shall be provided for vending machine security.
6. That a temporary barrier shall be provided along the undeveloped area at the northeast corner of Craig Road and McGuire Street.
7. Fiber optic conduit must be provided along the Craig Road frontage.
8. The adjacent driveway east of this property must be shown to ensure proper spacing.
9. The driveway on Craig Road is too wide. It must be a maximum of 40 feet wide.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the applicant is requesting to construct a fleet fueling facility at this area that would consist of four (4) fuel pump islands in a 280-square foot control building, would be completely automated and would be used by subscribers only. He stated that the site plan shows two undeveloped areas and stated staff is recommending that the largest undeveloped area have some type of dust control and also a barricade to prevent automobiles from using that area. Mr. Jordan also stated the smaller area is unusable at this time and staff is recommending that area be landscaped in accordance with the Industrial Design Guidelines. Likewise, and in accordance with the Industrial Design Guidelines the applicant is proposing five (5) feet of landscaping next to Craig Road and eight (8) feet next to McGuire Street.

He stated when that property is developed in the future it is more likely that a parking lot is going to be developed there, likewise with the building having to be setback twenty (20) feet or thirty-five (35) feet, depending on its height, therefore staff is recommending that twenty (20) feet of landscaping be provided adjacent to those streets as future development would require that anyway, therefore staff's recommendation for this item is for approval, subject to nine (9) conditions.

George Rogers, Architect, 2880 Meade Avenue Suite 104, Las Vegas, Nevada 89102 appeared on behalf of the applicant.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. Marc Jordan stated that there is a letter received from a Gerald Butler in opposition to this item.

Commissioner Anita Wood asked staff to confirm that staff wants five (5) feet of landscaping along Craig and McGuire pending the development of the parcel on the corner.

Mr. Jordan replied that is correct.

Commissioner Wood stated that no matter what the applicant builds at this location, the requirement will be for twenty (20) feet of landscaping.

Commissioner Anita Wood MOVED and Commissioner Tom Langford SECONDED to APPROVE UN-66-01 per staff's recommendations subject to the following changes:

Condition #3 Deleted.

Condition #6 Changed to Read: "That a temporary barrier shall be provided along the undeveloped areas at the northeast corner of Craig Road and McGuire Street, and next to the east property line."

Condition #7 Changed to Read: "Fiber optic conduit must be provided along the Craig Road frontage, as approved per the City of North Las Vegas Traffic Engineer."

The motion carried by UNANIMOUS vote.

11) UN-67-01 (4910) MEINEKE DISCOUNT MUFFLER SHOP (Public Hearing)

An application submitted by Joseph D. Nocerino on behalf of Michael Bradshaw, property owner, for a use permit in an M-2 General Industrial District to allow an automobile service facility. The property is located at 3816 E. Craig Road. The Assessor's Parcel Number is 140-06-210-006.

RECOMMENDATION:

The Development Services Department recommends that UN-67-01 be approved subject to the following conditions:

1. Standard Conditions 4, 8, 10, 11 and 12.
2. No vehicles shall be serviced during the hours of 10:00 p.m. to 6:00 a.m.
3. That all repairs shall be performed within the building.
4. That all vehicles left after hours shall be kept within the building.
5. That all conditions mentioned herein be satisfied prior to the application of a business license.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that presently this site contains a convenience store, a bar and a building on the back side that has been used to house two (2) service facilities. The applicant is proposing to take over an existing area that was once used as a automobile facility, however because the timing of that previous application is now considered expired and null and void, the applicant is proposing to come in with a use of a similar type, therefore staff is recommending approval of this item.

Joseph D. Nocerino, 3816 E. Craig Road, North Las Vegas, Nevada 89030 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 Marilyn Kirkpatrick MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-67-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

12) UN-70-01 (4934) TRIPLE Y ENTERPRISES (Public Hearing)

An application submitted by Steve Yeghiayan on behalf of David Aegerter, property owner, for a use permit in an M-2 General Industrial District to allow an automobile repair facility. The property is located at 3420 Precision Drive. The Assessor's Parcel Number is 139-08-712-011.

RECOMMENDATION:

The Development Services Department recommends that UN-70-01 be approved subject to the following conditions:

1. Standard condition numbers: 4, 6, 8, 10, 11 and 12.
2. The driveway shall be a minimum of 32 feet wide.
3. Only two driveways will be permitted on Precision Drive.
4. The driveway number and location are subject to review and approval of the traffic engineer.
5. Paint spray operations shall be conducted in an approved paint spray booth that is constructed and protected in accordance with Ordinance 1283.
6. Landscape and irrigation plans shall be reviewed and approved by planning prior to application of a business license. Clear-sight visibility zones shall be identified on the plans. All landscape materials shall be installed prior to issuance of a certificate of occupancy.

The application was presented by Chris Melendrez, Associate Planner, on behalf of staff who indicated staff is recommending approval of this item subject to six (6) listed conditions, as well as a seventh (7th) condition as follows: Condition #7 Added to Read: "That an opaque steel gate must be provided in place of the existing chain link gate with slats in order to appropriately screen and block views of automobiles being stored on the lot."

Steve Yeghiayan, 8725 W. Flamingo Road #233, Las Vegas, Nevada 89147 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-70-01 per staff's recommendations subject to the following changes:

The motion carried by UNANIMOUS vote.

**There was a break in the proceedings at 8:24 P.M.
The meeting reconvened at 8:36 P.M.**

13) ZN-23-89 (4942) DEL PRADO HIGHLANDS (Public Hearing)

An application submitted by Phil Zobrist on behalf of Cheyenne Marketplace, LLC, property owner, for an amendment to Condition #38 of the previously approved Planned Unit Development District (PUD) requiring construction of the principle commercial building prior to any pad development and an amendment to Condition #39 allowing only development of C-1 Neighborhood Commercial District principally permitted uses. The property is generally located at the northeast corner of Martin Luther King Boulevard and Cheyenne Avenue. The Assessor's Parcel Number is 139-09-801-002.

RECOMMENDATION:

The Development Services Department recommends that ZN-23-89 receive a favorable recommendation to amend conditions number 38 and 39, and be subject to the following conditions:

1. That all applicable conditions of the previously approved PUD (ZN-23-89, Ordinance 1427) shall apply with the exception of condition number 38 which shall be stricken and condition number 39 which shall be revised as follows:
 1. #39. "That the commercial uses in this Planned Unit Development shall only be those allowed in the C-1 Neighborhood Commercial District as principally permitted uses, or as special uses subject to Title 17 § 24.020."

The application was presented by Chris Melendrez, Associate Planner, on behalf of staff who indicated staff is recommending approval of this item.

Curt Carlson, 10150 Covington Cross Drive, Las Vegas, Nevada 89144 appeared on behalf of the applicant.

Phil Zobrist, 2895 Carmel Drive, Henderson, Nevada 89052 appeared on behalf of the applicant.

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

Commissioner Anita Wood stated she is in support of the anchor tenant coming in first, however she believes that certain hardships need to be considered, and in this case where there is nothing but industrial to the south and as much industrial as there is to the south, she believes it would be difficult to acquire a typical grocery store as an anchor tenant.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE ZN-23-89 per staff's recommendations.

The motion carried by UNANIMOUS vote.

14) UN-72-01 (4938) CHEYENNE MARKETPLACE CONVENIENCE STORE (Public Hearing)

An application submitted by Phil Zobrist on behalf of Cheyenne Marketplace, LLC, property owner, for a use permit in a Planned Unit Development District (PUD) consisting of C-1 Neighborhood Commercial to allow a convenience store with gas pumps and an automobile washing establishment (drive-thru). The property is generally located at the northeast corner of Martin Luther King Boulevard and Cheyenne Avenue. The Assessor's Parcel Number is 139-09-801-002.

RECOMMENDATION

The Development Services Department recommends that UN-72-01 be continued in order for the applicant to make the appropriate revisions to the site plan and building.

The application was presented by Chris Melendrez, Associate Planner, on behalf of staff who indicated this item is directly related to the previous item (ZN-23-89). He stated that according to the site plan the convenience store would be located toward the interior of the lot and is not consistent with the Commercial Design Standards, therefore staff would like to have this item continued to have an opportunity work out these issues with the applicant prior to the Planning Commission reviewing this item.

Chet Cox, 2232 Chatsworth Court, Henderson, Nevada 89014 appeared on behalf of the applicant who stated he does not have a problem with continuing this item, but asked to read a statement.

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

Mr. Melendrez stated that four (4) letters in support of this application had been received by staff, as well as a petition of 319 signatures of probable employers in the area supporting this item.

Commissioner Marilyn Kirkpatrick stated that according to the site plan it does not show that there is enough room for automobiles.

Mr. Cox stated that there is a revised site plan that reflects all of that.

Commissioner Kirkpatrick stated she thinks a continuance would be better for staff to properly review the new site plan.

Commissioner Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE UN-72-01 to the 10/10/01 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 10/10/01.

15) ZOA-13-00 (1952) CITY OF NORTH LAS VEGAS (Public Hearing)

Ordinance amendments initiated by the City of North Las Vegas to Section 16.08.85 of Title 16 of the North Las Vegas Municipal Code by adding a definition of curvilinear streets and clarifying the language in Section 16.20.050 of Title 16 of the North Las Vegas Municipal Code relative to street curvature.

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

Chairman Nelson Stone opened the Public Hearing and stated the Public Hearing shall remain opened until such time this item is heard in its entirety.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE ZOA-13-00 to the 10/10/01 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 10/10/01.

16) T-883 (4923) ELDORADO NO. 18

An application submitted by Pardee Construction Company, property owner, for a tentative map review in the Eldorado Development Agreement District (253 Single-Family Homes). The property is generally located at the northeast corner of Clayton Street and Camino Eldorado. The Assessor's Parcel Numbers are 124-21-201-003 and 124-21-801-002.

RECOMMENDATION:

The Development Services Department recommends that T-883 be approved subject to the following conditions:

1. Standard conditions 2, 3, 15, 16, 18, 27 and 29.
2. That all lands, areas and open spaces are to be developed and maintained per the Development Agreement between the City of North Las Vegas and Pardee Construction Company dated December 10, 1988, or as amended.
3. The applicant shall comply with the hydrant distribution requirements contained in Ordinance 1283.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval of this item subject to three (3) conditions.

Ira Wallace, 1555 S. Rainbow Boulevard, Las Vegas, Nevada 89146 appeared on behalf of staff who stated he concurs with staff's recommendations.

Commissioner Anita Wood MOVED and Commissioner Tom Langford SECONDED to APPROVE T-883 per staff's recommendations.

The motion carried by UNANIMOUS vote.

17) SPR-25-01 (4939) CVS PHARMACY

An application submitted by Carter & Burgess on behalf of Ray & Alma School, LLC., property owners, for a site plan review in a C-2 General Industrial District to allow a waiver of the Commercial Development Design Standards requiring the building be oriented to the corner and the street front with parking located to the side and rear of the building. The property is generally located at the southeast corner of Ann Road and Decatur Boulevard. The Assessor's Parcel Number is 124-31-101-001.

RECOMMENDATION:

The Development Services Department recommends that SPR-25-01 be approved subject to the following conditions:

1. Standard Conditions 1, 2, 3, 4, 7, 8, 11, 15, 26, 27 and 31.
2. The development shall comply with the Commercial Development Design Standards, excluding the following item: Buildings on corner lots shall be oriented to the corner and to the streets fronts.
3. The northern driveway on Decatur Boulevard must be a minimum of 200 feet from the Ann Road/Decatur Boulevard intersection.
4. The dedication of right-of-way for a bus turn-out on Ann Road west of Decatur Boulevard is required.
5. Half-street improvements are required for Ann Road and Decatur Boulevard along the property frontage.
6. Fiber optic conduit is required on Ann Road and Decatur Boulevard.
7. The driveway must be 32 to 40 feet wide to meet current standards.
8. The driveway number and location are subject to review and approval by the North Las Vegas Traffic Engineer.
9. Queuing for the drive-through window in a through lane, creates a substandard aisle south of the proposed building. Either make the aisle 34 feet wide or redesign the direction of the drive-through.
10. Show contours at a minimum interval of two feet.
11. Show lot grading and drainage information.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval of this item subject to eleven (11) conditions.

Scott Eaton, 300 S. 4th Street Suite 1700, Las Vegas, Nevada 89101 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Tom Langford MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE SPR-25-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

18) SPR-24-01 (4936) JASMINE CONDOMINIUMS

An application submitted by Taney Engineering on behalf of the Matonovich Family Trust, property owner, for a site plan review in an R-3 Multi-Family Residential District. The property is generally located at the northwest corner of Valley Drive and El Campo Grande Avenue. The Assessor's Parcel Numbers are 124-30-303-003 and 124-30-303-004.

RECOMMENDATION:

The Development Services Department Recommends that SPR-24-01 be approved subject to the following conditions:

1. Standard Conditions: 1, 2, 3, 7, 11, 15, 26, 27, and 31.
2. That a merger and resubdivision map is required prior to any development on the site.
3. That the buildings shall be numbered in accordance with the Street Naming and Address Assignment Standards.
4. That all street sections shall meet the *Uniform Standard Drawings for Public Works Construction Off-site Improvements*, Drawings No. 200 and No.200A.
5. That sprinklers shall be installed for fire suppression for each residential unit with alarms transmitted to an off-site central station.
6. That two (2) means of access be provided for buildings 1-10.
7. That a meandering pathway or sidewalk be provided adjacent to all streets.
8. That pedestrian access shall be provided along El Campo Grande Avenue, Valley Drive, and Tropical Parkway.

The application was presented by Chris Melendrez, Associate Planner, on behalf of staff who indicated staff is recommending approval of this item subject to eight (8) items.

Ed Taney, 4445 S. Jones Boulevard #1, Las Vegas, Nevada 89103 appeared on behalf of the applicant who stated he concurs with most of staff's recommendations, however he would like to discuss item #5 with regard to sprinklers. He stated that the ordinance mandates fire suppression by sprinklers, however because of the short time frame on this, and his not being aware of the ordinance, he requests to have it modified slightly to state, "sprinklers or a suitable alternative as deemed appropriate by the Fire Chief" be added on.

Steve DiGiovanni, of the City of North Las Vegas Fire Department, stated the Fire Department would be against any such modification.

Jim Lewis, Deputy City Attorney, stated that Fire Codes do not have a waiver provision and he does not support any such change. He stated the only way to adopt such a change would be to have an ordinance amendment through the City Council.

Mr. Taney stated he believes that any ordinance has the ability to be overridden by the Fire Chief.

Chairman Stone stated that he does not believe that is appropriate to be part of the motion.

Commissioner Anita Wood stated she is concerned about the other requirement by the Fire Department, which is the secondary access without disrupting the contiguous open space.

Commissioner Marilyn Kirkpatrick **MOVED** and Commissioner Dean Leavitt **SECONDED** to **APPROVE** SPR-24-01 per staff's recommendations.

The motion carried by **MAJORITY** vote with Chairman Nelson Stone voting against the motion.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to RECONSIDER the MOTION TO APPROVE.

The motion did not carry with Commissioners Marilyn Kirkpatrick, Tom Langford and Anita Wood voting against the motion.

19) T-882 (4782) JASMINE CONDOMINIUMS

An application submitted by Taney Engineering on behalf of Mohawk Valley Partners LLC and Matonovich Family Trust, property owners, for a tentative map review in an R-3 Multi-family Residential District. The property is generally located at the northwest corner of Valley Drive and El Campo Grande Avenue. The Assessor's Parcel Numbers are 124-30-303-003 and 004.

The Development Services recommends that Tentative Map 882 (T-882) be approved subject to the following conditions:

1. Standard Conditions: 1, 2, 3, 7, 11, 15, 26, 27 and 31.
2. That if the community is a gated community, a queuing analysis will be required
3. That fiber-optic conduit is required on the Tropical Parkway and Valley Drive Frontages.
4. That the installation of sprinklers for fire suppression is required in each residential unit, with alarms transmitted off-site to a central monitoring station.
5. That all applicable conditions of SPR-24-01 be satisfied prior to the recording of a final map for this project.

The application was presented by Chris Melendrez, Associate Planner, on behalf of staff who indicated this item is related to the previous application (SPR-24-01) and staff is recommending approval of this item subject to five (5) conditions.

Ed Taney, 4445 S. Jones Boulevard #1, Las Vegas, Nevada 89103 appeared on behalf of the applicant who stated he requests to have this item continued for two (2) weeks.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE T-882 to the 9/26/01 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 9/26/01.

OLD BUSINESS

20) FDP-07-01 (4476) CRAIG/ALLEN

An application submitted by Sunbelt Realty Advisors, LLC on behalf of the Lied Foundation Trust, property owner, for a Final Development Plan review in a Planned Unit Development District (PUD) consisting of C-1 Neighborhood Commercial. The property is generally located at the southwest corner of Craig Road and Allen Lane. The Assessor's Parcel Numbers are 139-06-701-002, 139-06-701-003, 139-06-701-004, 139-06-701-005, 139-06-701-006 and 139-06-701-007.

Prior to the Planning Commission meeting, the applicant requested this item be WITHDRAWN without prejudice.

The item has been WITHDRAWN.

21) SPR-23-01 (4728) AMERICAN STONE

An application submitted by Gerald Garapich, AIA, LLC, on behalf of Stone Mountain Management, LLC, property owner, for a site plan review in an M-2 General Industrial District and for a waiver of landscaping and perimeter fencing requirements. The property is generally located west of Civic Center Drive approximately 640 feet north of Gowan Road. The Assessor's Parcel Number is 139-12-201-012.

This item was continued from the August 8th Planning Commission Meeting at the request of the Applicant. In a letter submitted to the Development Services Department, the applicant's representative states, "My client has not had sufficient time and has lacked other resources in order to work through the issues presented in the staff report." However, staff has not been contacted by the applicant to discuss any of these issues.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 9/26/01.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to CONTINUE SPR-23-01 to the 9/26/01 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 9/26/01.

22) ZOA-11-01 (5001) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of Las Vegas to add a new Section 17.20.190 of Title 17 of the North Las Vegas Municipal Code (Zoning Ordinance) that would provide for a Master Plan Overlay Zoning District.

It has been recommended by the City's legal consultant that the 1900-acre master plan be zoned under a master overlay district. This district would only be used for development within the 7800-acre area and other future master planned developments that encompass a minimum area of 1,250 contiguous gross acres of land under one ownership. The proposed ordinance would set the stage for the later adoption of the master plan overlay district that will cover the 1900-acre master planned community.

This item was continued from the 8/22/01 Planning Commission meeting.

The application was presented by Steve Baxter, Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

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

Vice-Chairman Harry Shull MOVED and Chairman Nelson Stone SECONDED to APPROVE ZOA-11-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

23) UN-34-01 (3966) SPRINT PCS; SPECIAL USE PERMIT (Public Hearing)

An application submitted by Sprint PCS on behalf of Cheyenne Marketplace, LLC, property owner, for a use permit in a Planned Unit Development District (PUD), consisting of proposed Neighborhood Commercial, to allow a cellular tower. The property is generally located at the northeast corner of Cheyenne Avenue and Martin Luther King Boulevard. The Assessor's Parcel Number is 139-09-801-002.

This application was continued from the Planning Commission meetings of April 25, 2001, July 25, 2001, and August 22, 2001, at the request of the applicant. The Development Services Department recommends denial of this request because the proposed site is required to have a final development plan reviewed and approved by the Planning Commission prior to the development of this site. Thus far, an application for a final development plan has not been reviewed and approved. Therefore, since no new information has been presented to staff which would warrant a favorable recommendation, staff's original recommendation will stand.

RECOMMENDATION:

The Development Services Department recommends that UN-34-01 be denied because this site is required to have a final development plan reviewed and approved by the Planning Commission prior to development, and one has not yet been submitted.

At the August 22nd Planning Commission meeting, the Planning Commission directed staff to prepare conditions for this request. Although the Development Services Department recommends denial because this request is not in compliance with the approved conditions for this site, conditions have been prepared and are as follows:

1. That Standard Conditions 3, 4, 7, 8, 10, 11, 12, 15, 22, 26, 27 and 31 apply; and
2. That the height of the tower shall not exceed 65 feet; and
3. That the design of the tower shall be a monopole "slim-line" with no apparatus or antennae extending beyond one (1) foot from the face of the pole; and
4. That the tower shall be painted desert tan; and
5. That co-location shall be permitted by others at competitive rates; and
6. That the equipment area shall be enclosed by an 8-foot decorative block wall with solid metal gates. The design and colors of the block wall and gate(s) shall be subject to review and approval by staff.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff originally recommended denial of this item as staff was waiting for development of the commercial site to occur first, and it should occur after a final development plan was submitted, reviewed and approved by the Planning Commission. He stated that at the last meeting the Planning Commission continued this item to allow staff to compile a list of conditions should the Planning Commission decide to approve this item, therefore those conditions are listed within the staff report.

Don Cape, of Spectrum Surveying and Engineering, 7351 W. Charleston Boulevard Suite 120, Las Vegas, Nevada 89117 appeared on behalf of the applicant.

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

Commissioner Anita Wood stated that one of the concerns the Planning Commission has is knowing that the applicant has made a full attempt to contact all the property owners and all the land uses in that area and she understands that to date the applicant has done so. She also understands that there is another application for the same parcel of land that is part of the same PUD that the applicant is asking for the cell tower on the agenda tonight which is a convenience store that will be located at Cheyenne and Martin Luther King. She wants to know if the Planning Commission approves this item will the applicant work with Chevron.

Mr. Cape replied if Chevron is cooperative, he would be also.

Commissioner Tom Langford asked the applicant since there is going to be collocation on this if the height will be increased.

Mr. Cape stated that it will be designed to be collocatable.

Vice-Chairman Harry Shull stated he would prefer to have it at the back end of the center so that it would be less intrusive.

Commissioner Marilyn Kirkpatrick asked the applicant when construction is to begin on this project.

Mr. Cape replied they will be ready to file for a building permit next week.

Vice-Chairman Harry Shull asked if staff is recommending approval of this.

Mr. Jordan replied staff's recommendation has always been for denial, and is still for denial, but it was continued from the last meeting so that staff could come up with conditions.

Commissioner Wood asked the applicant if the applicant changed the height down to 60 feet from the last meeting.

Mr. Cape replied that it is a 60 foot pole with a maximum antenna height of 65 feet.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE UN-34-01 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Tom Langford and Anita Wood voting against the motion.

PUBLIC FORUM

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

No members of the public came forward.

DIRECTOR'S BUSINESS:

Steve Baxter, Planning Manager, stated there is a Workshop scheduled on Monday September 17, 2001 at 5:00 P.M. in the City Manager's Conference Room regarding Future Commercial Development in the Area Bounded by the Beltway, Commerce Street, Ann Road and North 5th Street.

CHAIRMAN'S BUSINESS:

None

ADJOURNMENT:

9:25 PM

A motion to ADJOURN the September 12, 2001 meeting of the Planning Commission of the City of North Las Vegas was made by Chairman Nelson Stone. Commissioner Anita Wood SECONDED the motion.

Nelson Stone, Chairman

ATTEST:

Ted Karant, Recording Secretary