

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

November 28, 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 - Absent
Nelson Stone - Present
Harry Shull - Present
Marilyn Kirkpatrick - Present
Scott Albright - Present

STAFF PRESENT:

Jim Stuber, Acting Director, Development Services
Steve Baxter, Planning Manager
Marc Jordan, Senior Planner
Chris Melendrez, Associate Planner
Lenny Badger, Public Works
Steven DiGiovanni, 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.

CONSENT AGENDA

A) PW-142-01 (5600) SUNFLOWER UNIT 6A

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 \$112,978.25.

B) PW-143-01 (5601) PICKLES AND STARTERS

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify the Hanover Insurance Company to release the Off-Site Improvements Bond in the amount of \$21,095.25.

C) PW-144-01 (5603) STORAGE WEST AT CRAIG AND COLEMAN

Accept the Commercial Developments Off-Site Improvements Agreement by LAACO Ltd., and accept the Subdivision Bond in the amount of \$70,095.00.

D) PW-145-01 (5604) EL POLLO LOCO

Accept the Commercial Developments Off-Site Improvements Agreement by El Pollo Loco and accept the Subdivision Improvements Performance Bond in the amount of \$7,394.

E) PW-146-01 (5605) ELDORADO R1-70 #7 TM #17

Approve the Final Map and the Subdivision Agreement by Pardee Construction Company and accept the Subdivision Bond in the amount of \$1,323,751.39.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE Consent Agenda Items A through C.

The motion carried by UNANIMOUS vote.

Consent Agenda Item D is Amended to Read: "Accept the Commercial Developments Off-Site Improvements Agreement by El Pollo Loco and accept the Subdivision Improvements **cash in lieu of bond** in the amount of \$7,394.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE Consent Agenda Item D.

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to CONTINUE **Consent Agenda Item E** to the 12/12/01 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

Consent Agenda Item E is CONTINUED to 12/12/01.

NEW BUSINESS

Item #1 AMP-33-01, Item #2 ZN-57-01 and Item #3 ZN-59-01 are related and are being presented together.

1) AMP-33-01 (5436) AZURE/STATZ (Public Hearing)

An application submitted by Nigro Associates on behalf of Nevcan Development, LTD, et. al. / Canev Development, LTD, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to MDR Medium Density Residential. The property is located at the southwest corner of Azure Avenue and Statz Street. The Assessor's Parcel Numbers are 124-25-202-001 and 124-25-202-002.

RECOMMENDATION:

The Development Services Department recommends that AMP-33-01 be denied as the subject site does not comply with the guidelines established in the Comprehensive Plan and there is no compelling reason to amend the Comprehensive Plan.

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

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to CONTINUE AMP-33-01 to the 1/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 1/9/02.

Item #1 AMP-33-01, Item #2 ZN-57-01 and Item #3 ZN-59-01 are related and are being presented together.

2) ZN-57-01 (5433) AZURE/STATZ (Public Hearing)

An application submitted by Nigro Associates on behalf of Nevcan Development, LTD, et.al. / Canev Development, LTD, property owner, for reclassification of property from an R-E Ranch Estates District to a Planned unit Development District (PUD) consisting of 208 Single-Family Homes. The property is located at the southwest corner of Azure Avenue and Statz Street. The Assessor's Parcel Numbers are 124-25-202-001 and 124-25-202-002.

RECOMMENDATION:

The Development Services Department recommends that ZN-57-01 be denied because many of 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 appear to comply with the purpose of the PUD district and the proposed development does not comply with the open space requirements.

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

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE ZN-57-01 to the 1/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 1/9/02.

Item #1 AMP-33-01, Item #2 ZN-57-01 and Item #3 ZN-59-01 are related and are being presented together.

3) ZN-59-01 (5458) AZURE/STATZ II (Public Hearing)

An application submitted by Nigro Associates on behalf of Nevcan Development, LTD, et.al. /Canev Development, LTD, property owner, for reclassification of property from an M-1 Business Park Industrial District to a Planned Unit Development District (PUD) consisting of 70 Single-Family Homes. The property is generally located at the northeast corner of Azure Avenue and Statz Street. The Assessor's Parcel Number is 124-25-501-005.

RECOMMENDATION:

The Development Services Department recommends that ZN-59-01 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 appear to comply with the purpose of the PUD district and the proposed development does not comply with the open space requirements.

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

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE ZN-59-01 to the 1/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 1/9/02.

Item #4 SPR-35-01, Item #5 UN-85-01 and Item #6 UN-86-01 are related and are being presented together.

4) SPR-35-01 (5441) CENTENNIAL MARKET PLACE

An application submitted by Mark Lefkowitz on behalf of Centennial Losee Center, LLC, property owner, for a site plan review in an R-E Ranch Estates District (proposed property reclassification to C-2 General Commercial) to allow a Commercial Center. The property is generally located at the northeast corner of Centennial Parkway and Losee Road. The Assessor's Parcel Numbers are 124-24-401-001 and 124-24-401-002.

RECOMMENDATION

The Development Services Department recommends that SPR-35-01 be denied because the proposed site plan fails to comply with the parking requirements, as well as the Commercial Design Standards as addressed in the analysis of this report.

The application was presented by Chris Melendrez, Associate Planner, on behalf of staff who indicated it appears significant revisions would be required in order for the subject site to be compliance with the code. He stated staff is recommending denial of this item as the proposed site fails to comply with Commercial Design Standards.

George Garcia, 2501 Green Valley Parkway Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who stated he understands staff's concerns, particularly about the site plan. He stated, on the use permit, perhaps it can go forward as those would provide for the uses that are appropriate for this location to work with staff on the site plan review. He stated he concurs with all of staff's recommendations (showing the site plan on the overhead monitor) and stated the site plan on the screen addresses all the issues as well as the accompanying elevations. He stated that staff, in a discussion with him prior to the Planning Commission meeting tonight, spoke of a continuance on this particular issue to allow staff a chance to review this plan and he agrees with that.

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to CONTINUE SPR-35-01 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item is CONTINUED INDEFINITELY.

Item #4 SPR-35-01, Item #5 UN-85-01 and Item #6 UN-86-01 are related and are being presented together.

5) UN-85-01 (5233) CENTENNIAL MARKET PLACE (Public Hearing)

An application submitted by Mark Lefkowitz on behalf of the Losee Center, B, LLC, property owner, for a use permit in an R-E Ranch Estates District (proposed property reclassification to a C-2 General Commercial District) to allow a convenience store with gas pumps and a car wash. The property is generally located at the northeast corner of Losee Road and Centennial Parkway. The Assessor's Parcel Numbers are 124-24-401-001 and 124-24-401-002.

RECOMMENDATION

The Development Services Department recommends that UN-85-01 be denied because the proposed use is part of a site plan that has been determined to be unacceptable by Ordinance requirements.

If however the Planning Commission were to find that approval of this item is warranted at this time the following conditions are recommended:

1. Standard Conditions: 10, 11, and 12.
2. That the use permit shall be valid only upon Planning Commission approval of a site plan for the overall shopping center.
3. That building elevations shall be revised to be more consistent with the proposed restaurant/lounge at the subject site as well as the overall shopping center.
4. That the gas canopy match the building in design, material and finish.

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

George Garcia, 2501 Green Valley Parkway Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who stated he has worked with staff and reached an agreement with staff which determined the use permit to be appropriate.

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

Commissioner Anita Wood asked staff how long a use permit is normally valid for.

Mr. Melendrez replied it is good for two (2) years.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-85-01 per staff's recommendations.

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

Item #4 SPR-35-01, Item #5 UN-85-01 and Item #6 UN-86-01 are related and are being presented together.

6) UN-86-01 (5242) CENTENNIAL MARKET PLACE (Public Hearing)

An application submitted by Mark Lefkowitz on behalf of the Losee Center B, LLC, property owner, for a use permit in an R-E Ranch Estates District (proposed reclassification to a C-2 General Commercial District) to allow the “on-sale” of alcoholic beverages in conjunction with a restaurant/lounge. The property is generally located at the northeast corner of Losee Road and Centennial Parkway. The Assessor’s Parcel Numbers are 124-24-401-001 and 124-24-401-002.

RECOMMENDATION

The Development Services Department recommends that UN-86-01 be denied because the proposed use is part of a site plan that has been determined to be unacceptable by Ordinance Requirements.

If however the Planning Commission were to find that approval of this item is warranted at this time the following conditions are recommended:

1. Standard Conditions: 10, 11, 12, and 14.
2. That the use permit shall be valid only upon Planning Commission approval of a site plan for the overall shopping center.
3. That the development shall be in compliance with Chapter 5.26 of the North Las Vegas Municipal Code. (North Las Vegas Liquor Control Ordinance)
4. That all conditions, stipulations and limitations shall be fulfilled and construction begun within six (6) months of the date of approval.

The application was presented by Chris Melendrez, Associate Planner, on behalf of staff who indicated, after further discussion with the applicant, staff is recommending approval of this item.

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.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE UN-86-01 per staff’s recommendations.

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

Item #7 AMP-34-01, Item #8 AMP-35-01, Item #9 AMP-36-01 and Item #10 ZN-58-01 are related and are being presented together.

7) AMP-34-01 (5447) CENTENNIAL PAVILLION (Public Hearing)

An application submitted by Jack Binion, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Community Commercial. The property is generally located at the northwest corner of Centennial Parkway and Losee Road. The Assessor's Parcel Number is 124-23-801-002.

RECOMMENDATION:

The Development Services Department recommends that AMP-34-01 be continued indefinitely to allow the Planning Commission additional time to complete the commercial study along Centennial Parkway.

Otherwise, the Development Services Department recommends that AMP-34-01 be denied as the subject site does not comply with the guidelines established in the Comprehensive Plan to warrant an amendment to the Comprehensive Plan and there is no compelling reason to amend the Comprehensive Plan.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending a continuance of this item to allow additional time for a commercial study to be conducted.

George Garcia, 2501 Green Valley Parkway Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who stated he is in agreement with a continuance, however would prefer not to have this continued indefinitely.

Mr. Jordan stated the applicant can request to have this item placed on the appropriate agenda once the issues have been addressed.

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

Commissioner Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE AMP-34-01 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item is CONTINUED INDEFINITELY.

Item #7 AMP-34-01, Item #8 AMP-35-01, Item #9 AMP-36-01 and Item #10 ZN-58-01 are related and are being presented together.

8) AMP-35-01 (5448) CENTENNIAL PAVILLION (Public Hearing)

An application submitted by Jack Binion, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Office. The property is generally located at the northeast corner of Centennial Parkway and Lawrence Street. The Assessor's Parcel Number is 124-23-801-002.

RECOMMENDATION:

The Development Services Department recommends that AMP-35-01 be denied as the subject site does not comply with the guidelines established in the Comprehensive Plan to warrant an amendment to the Comprehensive Plan and there is no compelling reason to amend the Comprehensive Plan.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated this application does not comply with the Comprehensive Guidelines regarding office development. He stated staff is recommending this item be denied at this time.

George Garcia, 2501 Green Valley Parkway Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who stated he is requesting an indefinitely continuance as with the previous item #7 AMP-34-01.

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

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE AMP-35-01 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item is CONTINUED INDEFINITELY.

Item #7 AMP-34-01, Item #8 AMP-35-01, Item #9 AMP-36-01 and Item #10 ZN-58-01 are related and are being presented together.

9) AMP-36-01 (5449) CENTENNIAL PAVILLION (Public Hearing)

An application submitted by Jack Binion, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to HDR High-Density Residential. The property is generally located at the southwest corner of Rome Boulevard and Losee Road. The Assessor's Parcel Number is 124-23-801-002.

RECOMMENDATION:

The Development Services Department recommends that AMP-36-01 be denied as the subject site does not comply with the guidelines established in the Comprehensive Plan to warrant an amendment to the Comprehensive Plan and there is no compelling reason to amend the Comprehensive Plan.

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

George Garcia, 2501 Green Valley Parkway Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who stated he is requesting an indefinitely continuance for this item as was done with the previous, related two (2) items #7 AMP-34-01 and Item #8 AMP-35-01.

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

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE AMP-36-01 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item is CONTINUED INDEFINITELY.

Item #7 AMP-34-01, Item #8 AMP-35-01, Item #9 AMP-36-01 and Item #10 ZN-58-01 are related and are being presented together.

10) ZN-58-01 (5450) CENTENNIAL PAVILLION (Public Hearing)

An application submitted by Jack Binion, property owner, for a reclassification of property from an R-E Ranch Estates District to a Planned Unit Development District (PUD) consisting of Professional Office, High-Density Residential and Neighborhood Commercial. The property is generally located at the northwest corner of Centennial Parkway and Losee Road. The Assessor's Parcel Number is 124-23-801-002.

RECOMMENDATION:

The Development Services Department recommends that ZN-58-01 be denied because the accompanying applications (AMP-24-01, AMP-35-01 and AMP-36-01) to amend the Comprehensive Plan do not comply with the guidelines established in the Comprehensive Plan to warrant an amendment to the Comprehensive Plan and therefore, there is no compelling reason to rezone the subject site as the rezoning is not justified by changed or changing conditions since the adoption of the Comprehensive Plan in June of 1999.

If however, the Planning Commission determines that approval of the amendments to the Comprehensive Plan are warranted, then staff recommends that the Planning Commission provide a favorable recommendation to the City Council for permanent "hard zoning" to the PUD Planned Unit Development District with the following conditions:

1. Standard Conditions: 1, 2, 3, 7, 9, 11, 15, 26, 27, 28, 29 and 31.
2. That the commercial uses within the proposed 20 acre neighborhood center 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.
3. That the office uses within the proposed five acres of office development in this Planned Unit Development shall only be those allowed in the C-P Professional Office Commercial District as principally permitted uses, or as special uses subject to Title 17 § 24.020.
4. A final development plan for each commercial, office and multifamily development shall be subject to Planning Commission review and approval.
5. The office and commercial developments shall be subject to the Commercial Development Standards and Design Guidelines and where the preliminary development plan does not conform to the Commercial Development Standards and Design Guidelines, the final development plan shall be designed to reflect these standards and the overall concept of the preliminary development plan.
6. The multifamily component shall be subject to the Multifamily Development Standards and where the preliminary development plan does not conform to the Multifamily Development Standards, the final development plan shall be designed to reflect these standards and maintain the overall concept of the preliminary development plan. In addition, the multifamily development shall comply with all Ordinance requirements, including but not limited to the most restrictive open space requirements and parking requirements of Title 17.
7. Density of the multifamily component shall not exceed that allowed by the approved Comprehensive Plan land use designation and shall also be in compliance with the Comprehensive Plan.
8. Pedestrian access from the multifamily component of the development shall be provided to Rome Boulevard and to the commercial center located south.

9. The installation of sprinklers for fire suppression is required in each residential unit regardless of building area with alarms transmitted off-site to a central station.
10. A minimum of two remote paved means of access shall be provided from existing streets and infrastructure to the proposed site.
11. Right-of-way dedication for the channel within the subject property must be completed as proposed in the approved drainage study prior to approval of the Final Development Plan. The Upper Las Vegas Wash Channel which bisects this parcel at the northeast corner of Lawrence and Centennial Parkway is in preliminary design. The channel alignment and right-of-way width has not been determined, therefore no accuracy as to the channel location shown on the PUD application map can be assumed. Contact Jeff Griest at VTN Nevada, 247-4020, to coordinate channel location and right-of-way widths.
12. Clark County Regional Flood Control District concurrence with the drainage study will be required due to the site's proximity to a Regional Flood Control Facility.
13. The following dedication of right-of-way is required: 50 feet for Losee Road, 50 feet for Centennial Parkway, 30 feet for Rome Boulevard and 30 feet for Lawrence Street along with the associated parcels.
14. Additional dedication for the flared intersection per Clark County Standard Drawing Nos. 201.1 and 245.1 is required on Losee Road and Centennial Parkway.
15. Landscaping of the above mentioned channel right-of-way is required. Maintenance of the landscape will be the responsibility of the Commercial Development Association.
16. Provide fiber optic conduit on Losee Road and Centennial Parkway.
17. A queuing analysis is required.
18. Right-of-way for a bus turn-out on Centennial Parkway west of Losee Road is required.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending denial of this item as it does not comply with the Single-Family/Multi-Family Design Guidelines and staff is also not supporting the amendments to the Comprehensive Plan.

George Garcia, 2501 Green Valley Parkway Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who requested this item be continued indefinitely.

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

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE ZN-58-01 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item is CONTINUED INDEFINITELY.

11) UN-02-01 (5426) CHEYENNE RESTAURANT & TAVERN (Public Hearing)

An application submitted by O.R.B., LLC, on behalf of CP Development, Inc., property owner, for an extension of time on a use permit in a Planned Unit Development District (PUD) to allow the “on-sale” of alcoholic beverages in conjunction with a tavern. The property is generally located north of Cheyenne Avenue approximately 193 feet west of Simmons Street. The Assessor’s Parcel Number is 139-08-402-005.

RECOMMENDATION

The Development Services Department recommends that a six month extension of time for UN-02-01 be approved and that all applicable conditions from previous Planning Commission action shall apply.

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

Bill Curran, of Curran & Parry, 601 S. Rancho, Las Vegas, Nevada 89130 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 MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-02-01 per staff’s recommendations.

The motion carried by UNANIMOUS vote.

12) UN-97-01 (5438) USA FEDERAL CREDIT UNION (Public Hearing)

An application submitted by Creative Design Architecture on behalf of Becker Commercial Group Limited Partnership, property owner, for a use permit in a Planned Unit Development District (PUD) consisting of commercial development to allow a financial institution. The property is located at 3925 Martin Luther King Boulevard. The Assessor's Parcel Number is 139-09-101-003.

RECOMMENDATION:

The Development Services Department recommends that UN-97-01 be approved subject to the following conditions:

1. Standard conditions 10 and 12.

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

Rami Atout, 2229 Maple Rose Drive, Las Vegas, Nevada 89134 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to APPROVE UN-97-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

13) VAC-18-01 (5446) CITY OF NORTH LAS VEGAS (Public Hearing)

An application submitted by the City of North Las Vegas on behalf of Donald L. Denman, et.al., property owner, for a vacation of the blanket drainage easement on Assessor's Parcel Number 123-31-801-001. The property is generally located north of Lone Mountain Road approximately 600 feet west of Lincoln Road.

RECOMMENDATION:

The Development Services Department recommends that VAC-18-01 be approved and that this item be forwarded to City Council for final consideration.

The application was presented by Marc Jordan, Senior Planner, 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 Commissioner Dean Leavitt SECONDED to APPROVE VAC-18-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

14) ZN-56-01 (5432) CENTENNIAL/NO. 5TH ST. (Public Hearing)

An application submitted by Brian Lee on behalf of Five For Ten, Limited Partnership, property owner, for a property reclassification from R-E Ranch Estates District to C-2 General Commercial District. The property is generally located at the northwest corner of Centennial Parkway and North 5th Street. The Assessor's Parcel Numbers are 124-22-801-012 and 124-22-801-014.

RECOMMENDATION:

The Development Services Department recommends that ZN-56-01 be continued indefinitely to allow the Planning Commission time to complete it's study of the commercial corridor along Centennial Parkway.

If however, the Planning Commission were to determine that approval is warranted at this time, then the Development Services Department recommends that ZN-56-01 be forwarded to the City Council for permanent zoning to the C-2 General Commercial District by ordinance.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the Comprehensive Plan shows this site as Community Commercial. Typically because the Comprehensive Plan would support commercial uses in this area staff would recommend approval, however because this area is being studied along with other areas along Centennial Parkway, staff is recommending this item be continued indefinitely to allow the Commission to complete that study.

George Garcia, 2501 Green Valley Parkway Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who stated this particular property conforms to the master plan map and based on that he believes it is fully appropriate to approve this item. Mr. Garcia stated he would not be opposed to this being approved for C1.

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

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE ZN-56-01 as C1 (not C2) subject to the following conditions:

1. Standard conditions 4, 6 and 11.
2. All conditions of approval for FDP-04-99 and T-812 shall apply.
3. That all park amenities shall be reviewed and approved by the Director of Parks and Recreation prior to installation.
4. A traffic study update is required.

The motion carried by UNANIMOUS vote.

15) FDP-11-01 (5439) RANCHO MIRAGE

An application submitted by Real Homes on behalf of Rancho Mirage I LLC, property owner, for a Final Development Plan review in a PUD Planned Unit Development District. The property is generally located north of Ann Road and west of Commerce Street. The Assessor's Parcel Number is 124-27-401-006.

RECOMMENDATION:

The Development Services Department recommends that FDP-11-01 be continued to allow the applicant sufficient time to meet with the Director of the Parks and Recreation Department on the proposed park amenities.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that originally staff had recommended this item be continued to allow the applicant time to meet with the Parks and Recreation Department to discuss amenities, however the applicant has done that and the Parks Department has submitted a revised memorandum indicating that they are withdrawing their request for a continuation, therefore staff is recommending this item be approved subject to four (4) conditions listed within the memorandum.

Laura Howard, 3600 N. Rancho Drive, Las Vegas, Nevada 89130 appeared on behalf of the applicant and stated she concurs with staff's recommendations.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE FDP-11-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

Item #16 SPR-33-01 and Item #24 T-888 are related and are being presented together.

16) SPR-33-01 (5430) SIMMONS MARKETPLACE

An application submitted by Simmons Properties, LLC, property owner, for a site plan review in an R-E Ranch Estates District (pending permanent zoning to C-1 Neighborhood Commercial District) to allow a commercial subdivision. The property is generally located at the southwest corner of Simmons Street and Ann Road. The Assessor's Parcel Number is 124-32-102-003.

RECOMMENDATION:

The Development Services Department recommends that SPR-33-01 be continued indefinitely to allow the applicant sufficient time to submit a revised site plan incorporating all concerns mentioned within the analysis section.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated this property was, at one time, under a resolution of intent for C-1, however the applicant has requested permanent zoning which has been approved by the Planning Commission and is pending City Council consideration. He stated staff is recommending this item be continued to allow the applicant to submit a revised site plan that incorporate all concerns of staff.

Russ Sillitoe, 4795 S. Sandhill Road, Las Vegas, Nevada 89121 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to CONTINUE SPR-33-01 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item is CONTINUED INDEFINITELY.

Item #24 T-888 is being heard next as it is related.

17) SPR-34-01 (5445) AUTUMN CHASE

An application submitted by Temple Development Corp., property owner, for a site plan review in an R-1 Single-Family Residential District to allow a waiver of the Single-Family Design Standards landscaping requirements. The Assessor's Parcel Number is 124-32-318-001.

RECOMMENDATION:

The Development Services Department recommends that SPR-34-01 be approved subject to the following conditions:

1. That 10 feet of landscaping and a five-foot sidewalk be provided at the rear of the property where it meets with the abutting property to the north and proceed southerly in an angle increasing the landscaping to 15 feet and a five-foot sidewalk at the front property line.
2. An amended final map is required to relocate the property line between the subject lot and common element.
3. The sight visibility easement at the corner of Simmons Street and Pumpkin Harvest Avenue must remain clear of all obstructions. The wall appears to penetrate into the easement.

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

Gary Busby, 5900 Emerald Avenue Suite A, Las Vegas, Nevada 89122 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

The motion carried by UNANIMOUS vote.

18) SPR-36-01 (5442) CHEYENNE MARKETPLACE

An application submitted by Chet Cox, property owner, for a site plan review in a Planned Unit Development District (PUD) consisting of neighborhood commercial, to allow a waiver of the Commercial Design Standards' landscaping requirements. The property is generally located at the northwest 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 SPR-36-01 be denied, and that the landscaping requirements of the Commercial Design Standards be strictly applied.

The application was presented by Chris Melendrez, Associate Planner, on behalf of staff who indicated the Comprehensive Plan shows location to be Neighborhood Commercial. He stated staff recommends this item be denied as it fails to provide compelling reasons to justify the waivers.

Chet Cox, 2232 Chatsworth Court, Henderson, Nevada 89014 appeared on behalf of the applicant.

Phil Zorbrist, 2895 Carmela Drive, Henderson, Nevada 89052 appeared on behalf of the applicant

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to APPROVE SPR-36-01.

The motion carried by MAJORITY vote with Chairman Nelson Stone and Commissioner Scott Albright voting against the motion.

Vice-Chairman Harry Shull stated he will be abstaining from voting on Item #19 T-815 as he has an interest in the property.

19) T-815 (5419) NORTHGLEN (NORTH MEADOWS)

An application submitted by Celebrate Homes, property owner, for an extension of time on a Tentative Map Review in an R-1 Single-Family Residential District. The property is generally located at the northwest corner of Alexander Road and Revere Street. The Assessor's Parcel Numbers are 139-04-801-005, 139-04-810-002 and 139-04-811-003.

RECOMMENDATION:

The Development Services Department recommends that T-815 be approved for a one year extension of time subject to the following conditions:

1. The developer must abide by all the conditions of the previously approved traffic study, including cost participation agreement(s).
2. The developer shall comply with all previously approved conditions of approval.

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

Dirk DeYoung, 5216 Scott Robinson, North Las Vegas, Nevada 89031 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Chairman Nelson Stone MOVED and Commissioner Dean Leavitt SECONDED to APPROVE T-815 per staff's recommendations.

The motion carried by MAJORITY vote with Vice-Chairman Harry Shull abstaining from the vote due to an interest in the property.

20) T-889 (5209) COBBLESTONE COVE II

An application submitted by D.R. Horton on behalf of Robert O. Rains Jr., property owner, for a tentative map review in a proposed R-E Ranch Estates District to an R-1 Single Family Residential District. The property is generally located at the southeast corner of Bruce Street and Hammer Lane. The Assessor's Parcel Numbers are 124-35-601-001, 124-35-601-004, 124-35-601-05, 124-35-601-008, 124-35-601-011, 124-35-601-013 and 124-35-601-014.

RECOMMENDATION:

The Development Services Department recommends that T-889 be continued indefinitely to allow the applicant time to submit a revised tentative map addressing the concerns outlined in the analysis section. State Statutes require the Planning Commission to act within 45 days, otherwise the tentative map would be deemed approved. Therefore, unless the applicant is willing to continue the application, the Development Services Department will have to recommend that T-889 be denied.

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

1. Standard conditions: 1, 2, 3, 7, 11, 15, 26, 27, 28, 29 and 31.
2. The developer shall comply with the single family design standards, including, but not limited to providing ten feet of landscaping, which may include the sidewalk, adjacent to the corner side of all corner lots within the subdivision.
3. Access shall be provided at the end of the cul-de-sacs to Bruce Street. The pedestrian access shall be 25 feet in width with a five foot wide sidewalk. Landscaping shall be provided on each side of the sidewalk to blend in with the perimeter landscaping.
4. All dwelling units shall be designed to increase the level of sound attenuation by 25 decibels.
5. Fiber optic conduit must be provided on the Washburn Road and Bruce Street frontage.
6. Right-of-way for a bus turn-out must be provided on Bruce Street north of Washburn Road.
7. The entrance on Bruce Street must be a minimum of 60' wide.
8. A merger and resubdivision map is required.
9. Dedication of 40' for Bruce Street is required adjacent to APN 124-35-601-011 and 124-35-601-013.
10. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City.
11. Hydrant distribution shall be in accordance with Ordinance 1283.
12. Two copies of a revised tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

This item was continued from the October 24, 2001, Planning Commission meeting at the request of the applicant.

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

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

Commissioner Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE T-889 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Scott Albright voting against the motion.

21) T-892 (5403) CLEAR BROOK PLAZA

An application submitted by Terra West Development on behalf of Simmons Investment and Lake Mead Simmons LLC, property owners, for a tentative map review in a Planned Unit Development District (PUD) consisting of a commercial subdivision. The property is generally located north of Coran Lane approximately 774 feet west of Simmons Street. The Assessor's Parcel Numbers are 139-20-202-010 and 139-20-202-011.

RECOMMENDATION:

The Development Services Department recommends approval of T-892 subject to the following conditions:

1. Standard conditions 1, 2, 3, 7, 11, 15, 26, 27, 29 and 31.
2. That all conditions of approval for ZN-05-01 shall be met.
3. Thirty feet of right-of-way must be dedicated from APN 139-20-202-010 for Coran Lane.
4. The northerly 20 feet of right-of-way of Coran lane adjacent to APN 139-20-202-011 may be vacated. Coran Lane appears on the CNLV Master Plan of Streets and Highways as a 60-foot right-of-way street.
5. The CNLV Master Plan of Streets and Highways shows a sixty-foot (60.0') right-of-way street on the west side of APN 139-20-202-010. Thirty feet (30.0') of right-of-way must be dedicated or the Master Plan of Streets and Highways must be amended to remove the alignment.

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

Sonja Moss, 3035 E. Patrick Lane Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE T-892 per staff's recommendations.

The motion carried by UNANIMOUS vote.

22) T-893 (5440) ANN & ALLEN

An application submitted by Specialty Holdings on behalf of Capital Enterprises, property owner, for a tentative map review in a R-E Ranch Estates District (proposed R-1 Single-Family Residential District) and R-1 Single Family Residential District to allow 87 single family houses. The property is generally located at the southwest corner of Ann Road and Ferrell Street. The Assessor's Parcel Numbers are 124-32-101-002 through 006.

RECOMMENDATION:

The Development Services Department recommends that T-893 be approved subject to the following conditions:

1. Standard conditions: 1, 2, 3, 7, 11, 15, 17, 18, 26, 27, 29 and 31.
2. The applicant has a pending rezoning application (ZN-51-01) to the R-1 Single Family Residential District. The applicant shall obtain permanent zoning to the R-1 Single Family Residential District, otherwise, the tentative map shall be null and void.
3. All lots must comply with the minimum lot size requirement of 6,000 square feet.
4. The triangular shaped lot north and adjacent to Lot 54 must be combined with Lot 54
5. The developer shall comply with the single family design standards, including, but not limited to providing 15 feet of landscaping (which may include the sidewalk) next to Ferrell Street and 10 feet of landscaping (which may include the sidewalk) next to all rights-of-way less than 60 feet.
6. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City.
7. Fire hydrants will be provided in accordance with City Ordinance 1283.
8. Provide fiber optic conduit on Ann Road and Allen Lane.
9. Provide right-of-way for a bus turn-out on Ann Road east of Allen Lane.
10. Pedestrian access must be provided on Ann Road.
11. VAC-15-99 must record concurrently with this map.
12. A merger and resubdivision map is required.
13. The east-west street will have five separate street names. Per the North Las Vegas Street Naming and Address Assignment Standard, it must change names each time it changes direction.
14. Clark County Regional Flood Control District concurrence with the drainage study will be required due to the site's proximity to a Regional Flood Control Facility.
15. Landscaping of the channel right-of-way adjacent to the site is required. The homeowners association will be responsible for the maintenance of the landscaping. Additionally, the triangular area over the existing box culverts on the northeast corner of the site must also be landscaped and maintained by the homeowners association. This open space along the channel will be incorporated into the City's bike path per the City of North Las Vegas Master Plan. Landscaping improvements shall be subject to the Development Services Department and the Public Works Department review and approval.

16. Two copies of a revised tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

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

Dean Rasmussen, 3068 E. Sunset Road Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated he concurs with all of staff's recommended conditions, with the exception of condition #15 which calls for the applicant to landscape approximately one (1) acre of property that belongs to the City rather than the applicant.

Chairman Nelson Stone stated he agrees with Mr. Rasmussen's comments regarding the landscaping.

Commissioner Anita Wood stated this has been done before with other applicants, and asked staff if the applicant does not landscape that area who will do it.

Mr. Jordan stated that no one will landscape the area if the applicant does not.

Chairman Nelson Stone stated this is not a Public Hearing, however he has some Yellow Cards from members in the audience and since the current meeting is moving ahead of usual schedule, he stated he would allow the public to make comments, providing no one on the Commission objected.

The following participants came forward:

Deanna Crostic, 5420 Dilly Circle, North Las Vegas, Nevada 89031
Terry Crostic, 5420 Dilly Circle, North Las Vegas, Nevada 89031

Mr. and Mrs. Crostic stated they both support this project.

Vice-Chairman Harry Shull MOVED and Commissioner Scott Albright SECONDED to APPROVE T-893 per staff's recommendations subject to the following change:

Condition #15 Deleted.

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

OLD BUSINESS

23) ZN-19-00 (2134) CITY OF NORTH LAS VEGAS M-2 TO R-1

An application initiated by the City of North Las Vegas for reclassification of property from an M-2 General Industrial District to an R-1 Single-Family Residential District. The property is generally located at the southwest corner of Alexander Road and Revere Street. The Assessor's Parcel Number is 139-09-501-005.

RECOMMENDATION:

The Development Services Department recommends that ZN-19-00 be approved for permanent "hard zoning" to the R-1 Single Family Residential District by ordinance.

This item was continued indefinitely from the August 23, 2000, Planning Commission meeting at the request of staff. It was then placed back on the October 24, 2001, Planning Commission agenda, but continued for 30 days at the request of the property owner's representative.

On August 2, 2000, the City Council directed staff to initiate a Comprehensive Plan amendment study and rezoning for the subject site. The subject site is presently surrounded by single family residential development, thereby, making the existing zoning designation of M-2 General Industrial incompatible. Staff originally and still recommends that the subject site be permanently rezoned to the R-1 Single Family Residential District.

The application was presented by Marc Jordan, Senior Planner, 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.

Commissioner Anita Wood **MOVED** and Commissioner Dean Leavitt **SECONDED** to **APPROVE** ZN-19-00 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

Item #16 SPR-33-01 and Item #24 T-888 are related and are being presented together.

24) T-888 (5124) SIMMONS MARKETPLACE

An application submitted by Simmons Properties, LLC, property owner, for a tentative map review in an R-E Ranch Estates District (pending permanent zoning to C-1 Neighborhood Commercial District) C-1 Neighborhood Commercial District. The property is generally located at the southwest corner of Ann Road and Simmons Street. The Assessor's Parcel Number is 124-32-102-003.

This item was continued from the October 10, 2001, Planning Commission meeting to allow the applicant time to submit a site plan review depicting proposed development and drive aisle and driveway locations. Also on this agenda is a site plan review (SPR-33-01) for Planning Commission consideration.

Therefore, the Development Services Department recommends that T-888 be approved subject to the following conditions:

1. Standard conditions: 1, 2, 3, 7, 11, 15, 26, 27, 29, 30 and 31.
2. Fiber optic conduit is required on Ann Road and Simmons Street.
3. Right-of-way for a bus turn-out is required on Simmons Street south of Ann Road.

4. The westerly driveway on Simmons Street will not be allowed at the proposed location.
5. The driveways must be a minimum of 32 feet wide.
6. The bus turn out shown on Simmons Street must meet all RTC standards. It appears to be located too far from the intersection.
7. Clark County Regional Flood Control District concurrence with the drainage study will be required due to the site's proximity to a Regional Flood Control Facility.
8. Two copies of a revised tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated this item was originally scheduled for the 10/10/01 Planning Commission meeting and was continued for the applicant to submit a site plan for this development. As a result staff is now able to recommend the tentative map be approved with eight (8) conditions, however he stated condition #4 needs to be amended to read: "The **southerly** driveway on Simmons Street will not be allowed at the proposed location."

Russ Sillitoe, 4795 s. Sandhill Road, Las Vegas, Nevada 89121 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Anita Wood MOVED and Vice-Chairman Harry Shull SECONDED to APPROVE T-888 per staff's recommendations subject to the following change:

Condition #4 Changed to Read: The **southerly** driveway on Simmons Street will not be allowed at the proposed location."

The motion carried by UNANIMOUS vote.

Item #25 ZN-55-01, #26 ZN-53-01, #27 ZN-52-01 and Item #28 ZN-54-01 are related and will be heard together.

25) ZN-55-01 (5385) ANN ROAD MULTI-FAMILY R-3 (Pubic Hearing)

An application submitted by Insight Holdings on behalf of the 1994 Petersen 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 east of San Mateo Street approximately 300 feet north of Ann Road. The Assessor's Parcel Number is 124-30-401-013.

This item was continued from the November 14, 2001, Planning Commission to allow the applicant time to schedule a meeting with the surrounding property owners. The proposed request is to rezone the subject site from the R-1 Single Family Residential District to the R-3 Multi-Family Residential District. At the November 14, 2001, Planning Commission meeting, the applicant indicated an agreement in amending the request to the R-2 Two-Family Residential District.

In a separate application (AMP-32-01), the applicant requested Planning Commission consideration to amend the Comprehensive Plan from Community Commercial to Medium High Density Residential for the subject site. At the November 14, 2001, Planning Commission meeting, the applicant was in agreement to amend the application for Medium Density Residential. That application was approved by the Planning Commission on November 14, 2001.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated this item was originally scheduled for the 11/14/01 Planning Commission meeting and was in conjunction with an amendment to the Comprehensive Plan for medium-high density residential. At that meeting, the Planning Commission approved medium density residential and that application is currently pending City Council consideration. This item was continued, as well as several other items on this agenda to allow the applicant time to meet with the surrounding property owners, which they have done. He stated at the last meeting the applicant agreed to amend the application to the R-2 Two Family District which is more compatible with the Medium Density Residential District, however the subject site is a portion of one parcel that is approximately 10 acres in size. He stated the southern portion of this parcel there is an application on this agenda for commercial zoning, which would be consistent with the Comprehensive Plan for that area. Staff is recommending this item be continued indefinitely to allow the applicant time to file a parcel map for this site to subdivide it, clearly defining the boundaries for the R-2 Two-Family Residential District. Mr. Jordan stated in the staff report it was indicated that the Zoning Ordinance Section 17.16.020 Paragraph E states that: "No District boundary line shall here and after be established to divide one lot into two or more districts, unless the size of the lot in question is determined to be essential by the Planning Commission and City Council." He stated staff's recommendation is to continue this item for the parcel so that there is a clear definition of where those boundaries are.

George Garcia, 2501 Green Valley Parkway Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who stated when this application was previously presented to the Planning Commission and 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 MOVED and Commissioner Dean Leavitt SECONDED to APPROVE ZN-55-01 from R1 to R2 (not R3).

The motion carried by UNANIMOUS vote.

Item #25 ZN-55-01, #26 ZN-53-01, #27 ZN-52-01 and Item #28 ZN-54-01 are related and will be heard together.

26) ZN-53-01 (5383) ANN ROAD MULTI-FAMILY (Public Hearing)

An application submitted by Insight Holdings on behalf of the 1994 Petersen 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 located north of Ann Road and approximately 300 feet west of Valley Drive. The Assessor's Parcel Number is 124-30-401-014.

RECOMMENDATION:

The Development Services Department recommends that ZN-53-01 be denied because the densities allowed in an R-3 Multi-family Residential District are not consistent with the Comprehensive Plan.

This item was continued from the November 14, 2001, Planning Commission to allow the applicant time to schedule a meeting with the surrounding property owners. The proposed request is to rezone the subject site from the R-1 Single Family Residential District to the R-3 Multi-Family Residential District. At the November 14, 2001, Planning Commission meeting, the applicant indicated an agreement in amending the request to the R-2 Two-Family Residential District.

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

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 MOVED and Commissioner Dean Leavitt SECONDED to APPROVE ZN-53-01 from R-1 to R-2 (not R-3).

The motion carried by UNANIMOUS vote.

Item #25 ZN-55-01, #26 ZN-53-01, #27 ZN-52-01 and Item #28 ZN-54-01 are related and will be heard together.

27) ZN-52-01 (5382) ANN ROAD COMMERCIAL CENTER (Public Hearing)

An application submitted by Insight Holdings on behalf of the 1994 Petersen Trust, property owner, for reclassification of property from an R-1 Single-Family Residential District to a C-2 General Commercial District. The property is generally located at the northeast corner of Ann Road and San Mateo Street. The Assessor's Parcel Number is 124-30-401-013.

RECOMMENDATION:

The Development Services Department recommends that ZN-52-01 be continued indefinitely to allow the applicant time to amend the request to include the entire parcel.

However, should the Planning Commission determine that approval is warranted at this time, then the Development Services Department recommends that this item be forwarded to the City Council for permanent zoning to the C-2 General Commercial District by ordinance.

This item was continued from the November 14, 2001, Planning Commission to allow the applicant time to schedule a meeting with the surrounding property owners.

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

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.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE ZN-52-01 from R-1 to C-2.

The motion carried by UNANIMOUS vote.

Item #25 ZN-55-01, #26 ZN-53-01, #27 ZN-52-01 and Item #28 ZN-54-01 are related and will be heard together.

28) ZN-54-01 (5384) ANN ROAD TWO-FAMILY COMMUNITY (Public Hearing)

An application submitted by Insight Holdings, property owner, for reclassification of property from an R-1 Single-Family Residential District to an R-2 Two-Family Residential District. The property is generally located at the northwest corner of Ann Road and Valley Drive. The Assessor's Parcel Numbers are 124-30-401-005 and 124-30-401-006.

RECOMMENDATION:

The Development Services Department recommends that ZN-54-01 receive a favorable recommendation and that this item be forwarded to the City Council for permanent "hard zoning" to the R-2 Two-Family Residential District by ordinance.

This item was continued from the November 14, 2001, Planning Commission to allow the applicant time to schedule a meeting with the surrounding property owners.

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

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.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE ZN-54-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

29) T-878 (4415) CENTENNIAL AND REVERE

An application submitted by Real Homes, on behalf of Pearl Corp., property owner, for a tentative map review in an R-E Single Family Residential District (pending reclassification to the PUD Planned Unit Development District) to allow 274 single-family homes. The property is generally located at the northeast corner of Centennial Parkway and Revere Street. The Assessor's Parcel Number is 124-22-401-001.

Recommendation:

The Development Services Department recommends that T-878 be continued indefinitely to allow the applicant time to submit a revised tentative map that is in compliance with the conditions of approval for the PUD, and to allow the applicant time to obtain the requisite approval of a technical drainage study that adequately addresses design considerations for the proposed flood control facilities. State Statutes require the Planning Commission to act within 45 days, otherwise the tentative map would be deemed approved. Therefore, unless the applicant is willing to continue the application, the Development Services Department will have to recommend that T-878 be denied.

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

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE T-878 to the 12/12/01 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 12/12/01.

PUBLIC FORUM

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

No members of the public came forward.

DIRECTOR'S BUSINESS: None

CHAIRMAN'S BUSINESS: Commissioner Anita Wood discussed amending the zoning ordinance to require signs be posted for all special use permits. Commissioner Anita Wood MOVED and Chairman Nelson Stone SECONDED to Amend the Zoning Ordinance. The motion carried by UNANIMOUS vote.

ADJOURNMENT: 8:40 PM

A motion to ADJOURN the November 28, 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