

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

January 23, 2002

CALL TO ORDER:

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

ROLL CALL:

Dean Leavitt - Present
Anita Wood - Present
Tom Langford - Present
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
Misty Haehn, Senior Planner
Robert Eastman, Associate Planner
Randy Cagle, Public Works
Clete Kus, Transportation Services
Steven DiGiovanni, Fire Department
Jim Lewis, Deputy City Attorney
Ted Karant, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Anita Wood

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-10-02 (5995) M.S. CONCRETE SHOP BUILDING

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Merchants Bonding Company (Mutual) to release the Subdivision Bond in the amount of \$240,221.63.

B) PW-11-02 (5996) KAVANAUGH'S PUB & GRILL

Accept the Commercial Developments Off-Site Improvements Agreement by Adare, LLC, and accept the Performance Bond in the amount of \$171,999.85.

C) PW-12-02 (5997) LEVEL 3 STORM DRAIN

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Travelers Casualty and Surety Company of America to release the Permit Bond in the amount of \$189,788.50.

D) PW-13-02 (5998) WALGREENS-LAS VEGAS BLVD. & PECOS ROAD

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Frontier Insurance Company to release the Subdivision in the amount of \$41,385.63.

E) PW-14-02 (5999) McDONALD'S-LAS VEGAS BLVD. & PECOS ROAD

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Frontier Insurance Company to release the Subdivision Bond in the amount of \$82,208.06.

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

The motion carried by UNANIMOUS vote.

From the 1/23/02 Addendum:

F) PW-15-02 (6043) FINAL MAP FOR WATERBROOK PLAZA

It is recommended that the Planning Commission approve the Final Map.

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

The motion carried by UNANIMOUS vote.

NEW BUSINESS

Item #1 AMP-03-02, Item #2 ZN-06-02, Item #3 AMP-04-02, and Item #4 T-898.

1) AMP-03-02 (5630) NORTH LAS VEGAS COMMUNITY (Public Hearing)

An application submitted by North Valley Enterprises, LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Low Density Residential, Medium Density Residential, High Density Residential, Office, Neighborhood Commercial, Community Commercial, Public/Semi-Public, Open Space and Resort Commercial. The Assessor's Parcel Numbers are 124-19-201-001, 124-19-301-001, 124-19-501-001, 124-19-601-001, 124-19-701-001, 124-19-801-001, 124-17-001-001, 124-20-001-001, 124-20-002-001, 124-16-001-001 and portions of 124-18-003-001 and 124-21-001-001.

RECOMMENDATION:

The Development Services Department recommends that **AMP-03-02 be approved** amending the Comprehensive Plan land use designation for the subject site to Medium-High Density Residential, High Density Residential, Medium Density Residential, Office, Neighborhood Commercial, Community Commercial, Public/Semi-Public, Open Space and Resort Commercial as shown on Exhibit B in the Development Standards.

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

Bob Gronauer, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 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 Dean Leavitt SECONDED to APPROVE AMP-03-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

Item #1 AMP-03-02, Item #2 ZN-06-02, Item #3 AMP-04-02, and Item #4 T-898.

2) ZN-06-02 (5635) NORTH LAS VEGAS COMMUNITY (Public Hearing)

An application submitted by North Valley Enterprises, LLC, property owner, for reclassification of property from an O-L Open Land District to a Master Plan Overlay District (MPC). The Assessor's Parcel Numbers are 124-19-201-001, 124-19-301-001, 124-19-501-001, 124-19-601-001, 124-19-701-001, 124-19-801-001, 124-17-001-001, 124-20-001-001, 124-20-002-001, 124-16-001-001 and portions of 124-18-003-001 and 124-21-001-001.

RECOMMENDATION:

The Development Services Department recommends that **ZN-06-02 be approved** by ordinance for permanent "hard zoning" to the MPC-Master Planned Community Overlay District.

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

Bob Gronauer, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

- ▶ Dennis Perri, 7290 Elkhorn Road, Las Vegas, Nevada (no zip stated)

Mr. Perri spoke of different concerns he has with this project.

Chairman Stone closed the Public Hearing.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE ZN-06-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

Item #1 AMP-03-02, Item #2 ZN-06-02, Item #3 AMP-04-02, and Item #4 T-898.

3) AMP-04-02 (5634) NORTH LAS VEGAS COMMUNITY (Public Hearing)

An application submitted by North Valley Enterprises, LLC, property owner, for an Amendment to the Master Plan of Streets and Highways.

EAST/WEST STREETS

Centennial Parkway	Remove from Decatur to Valley. Shift alignment 6' south from Allen to Clayton.
Rome Boulevard	Remove from Allen to Clayton.
Deer Springs Way	Realign from Valley to Willis. Remove from Willis to Ferrell.
Dorrell Lane	Remove from Decatur to Valley. Realign from Clayton Street to Highland Drive.
Elkhorn Road	Extend east of Allen on new alignment to Highland. Upgrade to 100' right-of-way.
Severence Lane	Remove from Willis to Scott Robinson.
Farm Road	Remove from Allen to east of Clayton. Upgrade from 80' to 100' from Scott Robinson to Revere.
Whispering Sands	Remove from Allen to Clayton.
Grand Teton	Shift alignment 16' north from Allen to Clayton.

NORTH/SOUTH STREETS

San Mateo Street	Remove from Rome to Dorrell.
Valley Drive	Downgrade from 80' to 60' from Rome to Deer Springs. Remove from Deer Springs to Elkhorn. Remove from Centennial to Rome.
Willis Street	Remove from Deer Springs to Farm Road.
Allen Lane	Realign from Centennial to Elkhorn. Upgrade from 80' to 100' from Grand Teton to Moccasin.
Ferrell Street	Remove from Centennial to Deer Springs. Remove from Elkhorn to Grand Teton.
Simmons Street	Realign from Centennial to Grand Teton. Downgrade from 120' to 100' from Centennial to Deer Springs and from Elkhorn to Farm Road.
Coleman Street	Downgrade from 100' to 80' from Grand Teton to Moccasin Remove from Centennial to Dorrell. Remove from Severence to Grand Teton.
Clayton Street	Downgrade from 100' to 80' from Centennial to Deer Springs Realign from Deer Springs to Grand Teton.
Scott Robinson	Remove from Deer Springs to Dorrell. Remove from Severence to Farm.

The Assessor's Parcel Numbers are 124-19-201-001, 124-19-301-001, 124-19-501-001, 124-19-601-001, 124-19-701-001, 124-19-801-001, 124-17-001-001, 124-20-001-001, 124-20-002-001, 124-16-001-001 and portions of 124-18-003-001 and 124-21-001-001.

RECOMMENDATION

The Development Services Department recommends that AMP-04-02 be approved.

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

Bob Gronauer, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

- ▶ Rebecca Bourke, 7170 Eldora Avenue, Las Vegas, Nevada 89117

Ms. Bourke stated she has concerns about the traffic studies with regard to this project.

- ▶ Dennis Perri, 7290 Elkhorn Road, Las Vegas, Nevada (no zip stated)

Mr. Perri spoke of different concerns he has with this project.

- ▶ J. Smith, 4646 W. Charleston Boulevard, Las Vegas, Nevada (no zip stated)

Mr. Smith stated he has concerns about the changes to the zoning of this area.

Chairman Stone closed the Public Hearing.

Vice-Chairman Harry Shull **MOVED** and Commissioner Tom Langford **SECONDED** to **APPROVE** AMP-04-02 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

Item #1 AMP-03-02, Item #2 ZN-06-02, Item #3 AMP-04-02, and Item #4 T-898.

4) T-898 (5633) NORTH LAS VEGAS COMMUNITY

An application submitted by North Valley Enterprises, LLC, property owner, for a tentative map review in an OL Open Land District. The property is generally located at the northwest corner of Centennial Parkway and Clayton Street. The Assessor's Parcel Numbers are 124-19-201-001, 124-19-301-001, 124-19-501-001, 124-19-601-001, 124-19-701-001, 124-19-801-001, 124-17-001-001, 124-20-001-001, 124-20-002-001, 124-16-001-001 and portions of 124-18-003-001 and 124-21-001-001.

RECOMMENDATION

The Development Services recommends that Tentative Map 898 be approved.

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

Bob Gronauer, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

- ▶ Rebecca Bourke, 7170 Eldora Avenue, Las Vegas, Nevada 89117

Ms. Bourke stated she has concerns about the traffic studies with regard to this project.

- ▶ Dennis Perri, 7290 Elkhorn Road, Las Vegas, Nevada (no zip stated)

Mr. Perri spoke of different concerns he has with this project.

- ▶ J. Smith, 4646 W. Charleston Boulevard, Las Vegas, Nevada (no zip stated)

Mr. Smith stated he has concerns about the changes to the zoning of this area.

Chairman Stone closed the Public Hearing.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE T-898 per staff's recommendations.

The motion carried by UNANIMOUS vote.

5) AMP-11-02 (5805) CENTENNIAL COMMERCIAL STUDY (Public Hearing)

An application submitted by the City of North Las Vegas for an amendment to the Comprehensive Plan, Land Use Element to potentially amend some Comprehensive Plan Land use designations in the vicinity of the following current and future street intersections: from Low Density Residential to Neighborhood Commercial and Convenience Commercial at Centennial Parkway and Commerce St.; from approximately 120 acres of Community Commercial to approximately 60 acres of Neighborhood Commercial at Centennial Parkway and North 5th St.; from Low Density Residential to Neighborhood Commercial at Centennial Parkway and Pecos St.; reduction of Regional Commercial and increase of Medium Density Residential at the future beltway alignment and Lamb Blvd. and Pecos St.; and from Low Density Residential to Regional Commercial at the future beltway alignment and Losee Road. Also possibly from Low Density Residential to Community Commercial in the vicinity of Commerce St. and Deer Springs Way.

RECOMMENDATION:

The Development Services Department recommends that AMP-11-02 be approved, as follows:

1. The Comprehensive Plan should be amended according to the draft amendment presented with this agenda item.
2. The Centennial Parkway and North 5th St. intersection is suitable for 60 acres of Neighborhood Commercial with 20 acres on the northwest corner, 20 acres on northeast corner, and 20 acres on the southeast corner, as shown on the Draft Land Use Plan . Land designated in the 1999 Land Use Plan as commercial that is not designated as commercial on the Draft Land Use Plan, is designated Medium Density Residential. Land designated in the 1999 Land Use Plan as Medium High Density is designated Medium Density Residential.
3. The 2.7-acre parcel located west of the intersection of Revere St. and Commerce St. should be designated as Convenience Commercial.
4. The 3.5-acre parcel located south of the intersection of Revere St. and Commerce St. should be designated as Office.

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

Bob Gronauer, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

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

- ▶ Terry Crawford, 2409 E. Gowan Road, North Las Vegas, Nevada (no zip code stated)

Mr. Crawford stated he does not have any objections to this item.

- ▶ Terry Urquhart, 6624 Montezuma Castle Lane, North Las Vegas, Nevada 89084

Mr. Urquhart stated he opposes this item as he would prefer to see this area remain residential.

- ▶ Ben Robison, 6237 Kitamaya Street, North Las Vegas, Nevada (no zip code stated)

Mr. Robinson stated he opposes this project as he feels it will adversely affect his property.

- ▶ David Morgan, 6709 Gentle Harbor Street, North Las Vegas, Nevada 89084

Mr. Morgan stated he opposes this item as he feels it should remain residential.

- ▶ Adrian Cash, 6706 Gentle Harbor Street, North Las Vegas, Nevada 89084

Mr. Cash stated he would prefer to see this area remain residential.

- ▶ Elizabeth Travis Neal, 6738 Cinnabar Coast Lane, North Las Vegas, Nevada 89033

Ms. Neal stated she opposes this item as she would like to see it remain residential.

- ▶ Michael D. Humphrey, 6666 Montezuma Castle Lane, North Las Vegas, Nevada 89084

Mr. Humphrey stated he is concerned about what this project will do to the value of the surrounding properties.

- ▶ John Kelley, 6663 Montezuma Castle Lane, North Las Vegas, Nevada 89084

Mr. Kelley stated he agrees with the comments the other participants have made.

Chairman Stone closed the Public Hearing.

Chairman Stone stated he supports sending this item to City Council for consideration.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to APPROVE AMP-11-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

6) AMP-14-01 (4176) CENTENNIAL CROSSING (Public Hearing)

An application submitted by Centennial-Commerce, LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Low Density Residential to Community Commercial. The property is generally located at the southwest corner of Centennial Parkway and Commerce Street. The Assessor's Parcel Numbers are 124-27-102-001 and 124-27-102-002.

Recommendation:

The Development Services Department recommends that **AMP-14-01 be denied** as the proposed change does not comply with the guidelines established in the Comprehensive Plan, the proposal is not in accordance with the commercial study considered along Centennial Parkway and there is no compelling reason to amend the Comprehensive Plan land use element.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who stated when this item was originally presented to the Planning Commission on June 13, 2001 there was at one time a resolution of intent for this property for a Planned Unit Development (PUD) which would have consisted of single-family development and that resolution of intent has expired. He stated there is an active tentative map on this property, however unless they re-establish that zoning they would not be able to proceed forward with that tentative map. Mr. Jordan stated that one of the main concerns at the time the zoning was presented to the Planning Commission was regarding the market study. He stated a market study is required for this type of amendment to the Comprehensive Plan. At that time it was indicated the amount of commercial within a two (2) mile radius as well as the amount of the population that would be needed to support that which would be between 85,000 and 235,000 people. He stated the market study indicated at that time there was a population of 2,724 people within a three (3) mile radius therefore staff's recommendation was for denial at that time. He stated staff's recommendation for this amendment to the Comprehensive Plan is for denial.

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

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

- ▶ David Morgan, 6709 Gentle Harbor, North Las Vegas, Nevada 89084

Mr. Morgan stated he opposes this project as he would like to see the area remain residential.

- ▶ Ben Robison, 6237 Kitamaya Street, North Las Vegas, Nevada (no zip code stated)

Mr. Robison stated he opposes this project as he feels there is sufficient commercial in this area.

- ▶ Michael Humphrey, 6666 Montezuma Castle Lane, North Las Vegas, Nevada

Mr. Humphrey stated he opposes this project as he does not want to see traffic increase in this area.

- ▶ John Kelley, 6663 Montezuma Castle Lane, North Las Vegas, Nevada

Mr. Kelley stated he opposes this project and he would like to see the Planning Commission deny this application.

The Public Hearing was closed.

Vice-Chairman Harry Shull MOVED and Chairman Nelson Stone SECONDED to APPROVE AMP-14-01 per staff's recommendations.

The MOTION TO APPROVE FAILED.

Commissioner Anita Wood MOVED and Commissioner Tom Langford SECONDED to DENY AMP-14-01.

The motion carried by MAJORITY vote with Vice-Chairman Harry Shull voting against the motion.

The item was DENIED.

7) ZN-19-01 (4175) CENTENNIAL CROSSING (Public Hearing)

An application submitted by Centennial-Commerce, LLC, property owner, for reclassification of property from an R-E Ranch Estates District to a C-2 General Commercial District. The property is generally located at the southwest corner of Centennial Parkway and Commerce Street. The Assessor's Parcel Numbers are 124-27-102-001 and 124-27-102-002.

Recommendation:

The Development Services Department recommends that **ZN-19-01 be denied** as the rezoning is not justified by changed or changing conditions since the adoption of the Comprehensive Plan in June of 1999 or the commercial study considered along Centennial Parkway.

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

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

- ▶ Ben Robison, 6237 Kitamaya Street, North Las Vegas, Nevada 89031

Mr. Robison stated he opposes this item as he believes it should remain residential.

- ▶ Adrian Cash, 6706 Gentle Harbor Street, North Las Vegas, Nevada 89084

Mr. Cash stated he prefers this item over the previous item AMP-14-01.

- ▶ David Morgan, 6709 Gentle Harbor Street, North Las Vegas, Nevada 89084

Mr. Morgan stated he opposes this item as he would prefer to see this area remain residential.

- ▶ John Kelley, 6663 Montezuma Castle Lane, North Las Vegas, Nevada 89084

Mr. Kelley stated he hopes the Planning Commission votes on this item as was voted on the previous item AMP-14-01.

Chairman Stone closed the Public Hearing.

Commissioner Tom Langford **MOVED** and Commissioner Dean Leavitt **SECONDED** to **DENY** ZN-19-01 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

The item was DENIED.

Item #8 AMP-21-01 and Item #9 ZN-28-01 are related and are being presented together.

8) AMP-21-01 (4723) CENTENNIAL PLAZA (Public Hearing)

An application submitted by Ike and Dana Epstein, property owners, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Neighborhood Commercial. The property is generally located at the southeast corner of Centennial Parkway and Commerce Street. The Assessor's Parcel Numbers are 124-27-501-008 and 124-27-502-005.

Recommendation:

The Development Services Department recommends that **AMP-21-01 be denied** as the proposed change does not comply with the guidelines established in the Comprehensive Plan, the proposal is not in accordance with the commercial study considered along Centennial Parkway and there is no compelling reason to amend the Comprehensive Plan land use element.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated this item was originally presented to the Planning Commission on August 8, 2001 and at that time it was recommended for denial primarily due to the market study. He stated this market study is a bit different than the one previously mentioned with regard to the amount of square footage and the amount of residentially supported commercial. He stated staff's recommendation for this item because it does exceed the recommended 15 acres and 3 acres of convenience commercial as previously approved, is for denial.

Lawrence Epstein, 213 Luxaire Court, Las Vegas, Nevada 89144 appeared on behalf of the applicant.

Jeremy Aguero, 2700 W. Sahara Avenue 3rd Floor, Las Vegas, Nevada 89102 appeared on behalf of the applicant.

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

- ▶ David Morgan, 6709 Gentle Harbor, North Las Vegas, Nevada 89084

Mr. Morgan stated he opposes this item as he thinks this should be on the beltway or on the Losee Road side.

Chairman Stone closed the Public Hearing.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE AMP-21-01 to the 2/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 2/13/02.

Item #8 AMP-21-01 and Item #9 ZN-28-01 are related and are being presented together.

9) ZN-28-01 (4724) CENTENNIAL PLAZA (Public Hearing)

An application submitted by Ike and Dana Epstein, property owners, for reclassification of property from an R-E Ranch Estates District to a C-1 Neighborhood Commercial District. The property is generally located at the southeast corner of Centennial Parkway and Commerce Street. The Assessor's Parcel Numbers are 124-27-501-008 and 124-27-502-005.

Recommendation:

The Development Services Department recommends that **ZN-28-01 be denied** as the rezoning is not justified by changed or changing conditions since the adoption of the Comprehensive Plan in June of 1999 or the commercial study considered along Centennial Parkway.

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

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE ZN-28-01 to the 2/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 2/13/02.

**There was a break in the proceedings at 9:13 P.M.
The meeting reconvened at 9:27 P.M.**

10) AMP-09-02 (5802) LOSEE & SEVERENCE (Public Hearing)

An application submitted by Donald Nelson on behalf of Las Vegas Gaming Invest, LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Regional Commercial. The property is generally located at the northeast corner of Losee Road and Severence Lane. The Assessor's Parcel Number is 124-13-301-001.

RECOMMENDATION:

The Development Services Department recommends that **AMP-09-02 be denied** as the proposed change does not comply with the guidelines established in the Comprehensive Plan and there is no compelling reason to amend the Comprehensive Plan. In addition to the lack of compelling reasons, amending the Comprehensive Plan at this time would be premature.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/27/02 Planning Commission meeting.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. Chairman Stone stated the Public Hearing shall remain open until such time this item can be heard in its entirety.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to CONTINUE AMP-09-02 to the 2/27/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 2/27/02.

11) ZN-14-02 (5801) LOSEE & SEVERENCE (Public Hearing)

An application submitted by Donald Nelson on behalf of Las Vegas Gaming Invest, LLC, property owner, for reclassification of property from an R-E Ranch Estates District to a C-3 General Service Commercial District. The property is generally located at the northeast corner of Losee Road and Severence Lane. The Assessor's Parcel Number is 124-13-301-001.

RECOMMENDATION:

The Development Services Department recommends that **ZN-14-02 be denied** as the rezoning is not justified by changed or changing conditions since the adoption of the Comprehensive Plan in June of 1999.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/27/02 Planning Commission meeting.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. Chairman Stone stated the Public Hearing shall remain open until such time this item can be heard in its entirety.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE ZN-14-02 to the 2/27/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 2/27/02.

Item #12 AMP-10-02 and Item #13 ZN-13-02 are related.

12) AMP-10-02 (5799) CENTENNIAL & PECOS (Public Hearing)

An application submitted by Pecos & Centennial Parkway Trust, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of MDR Medium Density Residential to Neighborhood Commercial. The property is generally located at the northwest corner of Centennial Parkway and Pecos Road. The Assessor's Parcel Number is 124-24-801-008.

RECOMMENDATION:

The Development Services Department recommends that **AMP-10-02 be continued indefinitely** to allow the Planning Commission time to consider the forthcoming amendment to the Comprehensive Plan possibly designating commercial at this intersection.

Otherwise, the Development Services Department recommends that **AMP-10-02 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 that staff had originally recommend denial of this item, however based upon the outcome of AMP-11-02 in which the Planning Commission determined that 20 acres of commercial may be appropriate at this intersection staff's recommendations for this item is approval.

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

Charlie Mack, 4035 S. Tenaya Way #200, Las Vegas, Nevada 89147 appeared on behalf of the applicant.

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

Terry Crawford, 2409 E. Gowan Road, North Las Vegas, Nevada 89030

Mr. Crawford stated as an adjoining property owner he does not object to this item and it is his intention to develop his property in accordance with industrial standards. He stated that residential and commercial uses may not be compatible with the current zoning of this area.

Chairman Stone closed the Public Hearing.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE AMP-10-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

Item #12 AMP-10-02 and Item #13 ZN-13-02 are related.

13) ZN-13-02 (5800) CENTENNIAL & PECOS (Public Hearing)

An application submitted by Pecos and Centennial Parkway Trust, property owner, for reclassification of property from an M-1 Business Park Industrial District to a C-1 Neighborhood Commercial District. The property is generally located at the northwest corner of Centennial Parkway and Pecos Road. The Assessor's Parcel Number is 124-24-801-008.

RECOMMENDATION:

The Development Services Department recommends that **ZN-13-02 be continued indefinitely** to allow the Planning Commission time to consider the forthcoming amendment to the Comprehensive Plan.

Otherwise, the Development Services Department recommends that **ZN-13-02 be denied** as the rezoning is not justified by changed or changing conditions since the adoption of the Comprehensive Plan in June of 1999.

Chairman Nelson Stone opened the Public Hearing and stated the comments made during the Public Hearing on Item #12 AMP-10-02 shall apply to this item, as well. Chairman Stone closed the Public Hearing.

Vice-Chairman Harry Shull **MOVED** and Commissioner Tom Langford **SECONDED** to **APPROVE** ZN-13-02 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

Item #14 AMP-08-02 and Item #15 ZN-15-02 are related.

14) AMP-08-02 (5796) SIMMONS & EL CAMPO GRANDE (Public Hearing)

An application submitted by Four Way Associates, 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 southeast corner of Simmons Street and El Campo Grande Avenue. The Assessor's Parcel Number is 124-29-801-001.

RECOMMENDATION:

The Development Services Department recommends that **AMP-08-02 be approved** to amend the Comprehensive Plan land use designation for the subject site to Office.

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

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

- ▶ Linda Weldon, 2808 El Campo Grade Avenue, North Las Vegas, Nevada 89031

Ms. Weldon stated she believed that when she purchased her home the lot across from her was to be zoned for residential, not commercial and she opposes this item as she does not want to see commercial that close to her home.

- ▶ Patricia Jackson, 3213 Inlet Bay Avenue, North Las Vegas, Nevada 89031

Ms. Jackson stated she opposes this project as she does not want commercial in this neighborhood.

- ▶ Debra Mello, 2708 W. El Campo Grande Avenue, North Las Vegas, Nevada 89031\

Ms. Mello stated she believed this area would remain residential when she purchased her home and opposes having commercial in this neighborhood.

- ▶ Steven Moshides, 2608 El Campo Grande Avenue, North Las Vegas, Nevada 89031

Mr. Moshides stated when he purchased his home he was told this area would remain commercial, and now he has learned this area is being considered for commercial. Mr. Moshides stated he opposes commercial in this area as it should remain residential.

- ▶ Diane Caristo, 2812 El Campo Grande Avenue, North Las Vegas, Nevada 89031

Ms. Caristo asked the Planning Commission to reject this application. She opposes this change as she has a small child and is concerned about the increased traffic that could result from this change.

- ▶ Joseph Blanda, 2808 El Campo Grande Avenue, North Las Vegas, Nevada 89031

Mr. Blanda stated he was lead to believe this area would remain residential and he opposes this change.

Chairman Stone closed the Public Hearing.

Commissioner Marilyn Kirkpatrick asked staff if there was a potential school site in this area.

Mr. Jordan replied that the only area that he is aware of a potential discussion regarding a school would be at the southeast corner of Tropical and Coleman, but he does not believe anything concrete has come of the discussions.

Commissioner Scott Albright stated he agrees with the residents as they purchased their homes with a certain expectation to the Master Plan and he believes the Planning Commission should uphold that. He feels this is too much of an intrusion and opposes approval of this item.

Mr. Garcia stated that professional office makes for good neighbors as the occupants go home at night and generally do not make annoying noise and disturb the neighborhood.

Commissioner Anita Wood MOVED and Commissioner Tom Langford SECONDED to APPROVE AMP-08-02 per staff's recommendations.

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

Item #14 AMP-08-02 and Item #15 ZN-15-02 are related.

15) ZN-15-02 (5798) SIMMONS & EL CAMPO GRANDE (Public Hearing)

An application submitted by Four Way Associates, property owner, for reclassification of property from an R-E Ranch Estates District to a C-P Professional Office Commercial District. The property is located at the southeast corner of Simmons Street and El Campo Grande Avenue. The Assessor's Parcel Number is 124-29-801-001.

RECOMMENDATION:

The Development Services Department recommends that **ZN-15-02 receive a favorable recommendation** and that this item be forwarded to the City Council for permanent zoning to the C-P Professional Office Commercial District by ordinance.

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

Chairman Nelson Stone opened the Public Hearing and stated the Public Comments made on Item #14 AMP-08-02 shall apply to this item.

Chairman Stone closed the Public Hearing.

Commissioner Anita Wood **MOVED** and Commissioner Tom Langford **SECONDED** to **APPROVE** ZN-15-02 per staff's recommendations.

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

16) ZN-11-02 (5789) ALBERTSON'S (Public Hearing)

An application submitted by American Stores Properties, Inc., property owner, for reclassification of property from an R-1 Single-Family Residential District to a C-1 Neighborhood Commercial District. The property is generally located at the northwest corner of Ann Road and Simmons Street. The Assessor's Parcel Number is 124-29-402-004.

RECOMMENDATION:

The Development Services Department recommends that **ZN-11-02 receive a favorable recommendation** and that this item be forwarded to the City Council for permanent zoning to the C-1 Neighborhood Commercial District.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated since the Comprehensive Plan supports commercial in this area staff is recommending approval of this item.

Jennifer Lazovich, of Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated she 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-11-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

17) AMP-06-02 (5759) PECOS/OWENS (Public Hearing)

An application submitted by Arik Raiter c/o Double R, LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Neighborhood Commercial. The property is generally located at the northwest corner of Owens Avenue and Pecos Road. The Assessor's Parcel Number is 139-24-813-096.

RECOMMENDATION:

The Development Services Department recommends that **AMP-06-02 be approved** to amend the Comprehensive Plan land use designation for the subject site to Neighborhood Commercial.

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 N. 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 Vice-Chairman Harry Shull SECONDED to APPROVE AMP-06-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

Item #42 ZN-08-02 is a related item and was heard next following this Item #17 AMP-06-02.

18) VAC-04-02 (5696) DELIVERENCE CHURCH (Public Hearing)

An application submitted by Acclaim Materials Testing & Inspection, LLC, on behalf of the Archbishop R. E. Lee, property owner, for a vacation 17.5 feet of the east portion of Universal Drive commencing approximately 300 feet south of International Boulevard and proceeding in a southwesterly direction approximately 400 feet. The Assessor's Parcel Numbers are 139-07-501-067, 139-07-501-068 and 139-07-501-069. A complete legal description is on file with the Development Services Department.

RECOMMENDATION

The Development Services Department recommends that this item be continued at the request of the Public Works Department. The item should be **continued** for four weeks until the February 27th Planning Commission Meeting so that public notices may be reissued by the City.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/27/02 Planning Commission meeting.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. Chairman Stone stated the Public Hearing shall remain open until such time this item can be heard in its entirety.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to CONTINUE VAC-04-02 to the 2/27/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 2/27/02.

19) VN-03-02 (5787) LEWIS, LESTER (Public Hearing)

An application submitted by Lester Lewis, property owner, for a variance in an R-1 Single-Family Residential District to allow a five (5) foot rear yard setback where 15 feet is required. The property is located at 4224 Falcon Hill Street. The Assessor's Parcel Number is 139-05-712-021.

RECOMMENDATION:

The Development Services Department must recommend that **VN-03-02 be denied** because of the criteria set forth in State Law and the City of North Las Vegas Municipal Code.

If, however, the Planning Commission can make the findings listed in the body of this report, and can determine that the requirements of the Nevada Revised Statutes can be met, then staff recommends the following as conditions of approval:

1. That Standard Conditions 4 and 11.
2. That the building shall comply with all the Uniform Building Code and ordinances.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending denial of this item, however if the Planning Commission were to make findings that approval of this variance is warranted, staff has listed conditions for that.

Chairman Nelson Stone called for the applicant to come forward.

The applicant was not present.

Jim Lewis, Deputy City Attorney, stated he believes the applicant is an employee of the City of North Las Vegas. Mr. Lewis stated he is not sure if the applicant is aware he needed to appear before the Planning Commission on this item and suggested this item be continued.

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 Tom Langford **MOVED** and Commissioner Dean Leavitt **SECONDED** to **CONTINUE** VN-03-02 to the 2/13/02 Planning Commission meeting.

The motion carried by **UNANIMOUS** vote.

The item is CONTINUED to 2/13/02.

Item #20 ZN-09-02 and Item #21 UN-12-02 are related.

20) ZN-09-02 (5753) CLARK COUNTY SCHOOL DISTRICT (Public Hearing)

An application submitted by the Clark County School District, property owner, for reclassification of property from an R-A/CR Redevelopment Area / Commercial Retail Subdistrict to an R-A/PSP Redevelopment Area / Public/Semi-Public Subdistrict. The property is generally located at the southwest corner of Carey Avenue and Hamilton Street. The Assessor's Parcel Number is 139-23-101-005.

RECOMMENDATION:

The Development Services Department recommends that **ZN-09-02 be denied**, as the proposed use and requested zoning do not meet the purpose of the redevelopment area.

The application was presented by Robert Eastman, Associate Planner, on behalf of staff who indicated staff is recommending denial of this item.

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

Wade Simpson, of Wells Pugsley Architects, 2480 E. Tomkins Suite 222, Las Vegas, Nevada 89120 appeared on behalf of the applicant.

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

- ▶ Melvin Sanders, Jr., 1104 Jimmy, Las Vegas, Nevada 89106

Mr. Sanders wrote a statement on the back of his submitted yellow card: "As a parent of a student at Jim Bridger Jr. High School I support the school because I know the condition of Bridger due to age. New places means new starts and opportunities. The school would be a boost to an area that could sue a shot in the arm. It would afford our children the opportunity that so many other children in Las Vegas have been given. The new school would touch and give life to everything around it."

- ▶ Denise Noody, 5268 Marauder Court Las Vegas, Nevada 89115

Ms. Noody wrote a statement on the back of her submitted yellow card: "My children have been attending Jim Bridger Jr. High School in the past 6 years. I've seen portable and addition added to the school and it is still over crowded. In my opinion a new school is a part of redevelopment."

Chairman Stone closed the Public Hearing.

Kenny Young, of the City's Redevelopment Agency spoke of the uses in the Redevelopment Area.

Commissioner Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE ZN-09-02 per staff's recommendations.

The MOTION TO APPROVE FAILED with Chairman Nelson Stone, Vice-Chairman Harry Shull, Commissioner Tom Langford and Commissioner Dean Leavitt voting against the motion.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to DENY ZN-09-02 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioners Scott Albright, Marilyn Kirkpatrick and Anita Wood voting against the motion.

The item was DENIED.

Item #20 ZN-09-02 and Item #21 UN-12-02 are related.

21) UN-12-02 (5755) CLARK COUNTY SCHOOL DISTRICT (Public Hearing)

An application submitted by the Clark County School District, property owner, for a special use permit in an R-A/CR Redevelopment Area/Commercial Retail Subdistrict (proposed property reclassification to an R-A/PSP Redevelopment Area/Public/Semi-Public Subdistrict) to allow a school. The property is generally located at the southwest corner of Carey Avenue and Hamilton Street. The Assessor's Parcel Number is 139-23-101-005.

RECOMMENDATION:

The Development Services Department recommends that **UN-12-02 be denied**, as the proposed use and requested zoning do not meet the purpose of the redevelopment area.

If the Planning Commission finds that the use is appropriate with for the redevelopment area, forward a recommendation for approval with the following conditions to the Redevelopment Agency.

1. Standard conditions: 2, 4, 7, 8, 10, 11, 15, 26, 27, 29, 31, and 32.
2. Applicant must abide by all conditions of the approved traffic study.
3. Application be subject to the Commercial Design Standards.
4. A decorative wall with wrought iron fencing shall be provided around perimeter of site.
5. Applicant shall obtain separate approval of the zoning reclassification, (ZN-09-02) to RA/PSP prior to development of the property, otherwise the use permit shall be null and void.

The application was presented by Robert Eastman, Associate Planner, on behalf of staff who indicated staff is recommending denial of this item.

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

Wade Simpson, of Wells Pugsley Architects, 2480 E. Tomkins Suite 222, Las Vegas, Nevada 89120 appeared on behalf of the applicant.

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

- ▶ Melvin Sanders, Jr., 1104 Jimmy, Las Vegas, Nevada 89106

Mr. Sanders wrote a statement on the back of his submitted yellow card: "As a parent of a student at Jim Bridger Jr. High School I support the school because I know the condition of Bridger due to age. New places means new starts and opportunities. The school would be a boost to an area that could sue a shot in the arm. It would afford our children the opportunity that so many other children in Las Vegas have been given. The new school would touch and give life to everything around it."

- ▶ Denise Noody, 5268 Marauder Court Las Vegas, Nevada 89115

Ms. Noody wrote a statement on the back of her submitted yellow card: "My children have been attending Jim Bridger Jr. High School in the past 6 years. I've seen portable and addition added to the school and it is still over crowded. In my opinion a new school is a part of redevelopment."

Chairman Stone closed the Public Hearing.

Kenny Young, of the City's Redevelopment Agency spoke of the uses in the Redevelopment Area.

Commissioner Tom Langford MOVED and Vice-Chairman Harry Shull SECONDED to DENY UN-12-02 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioners Scott Albright and Marilyn Kirkpatrick voting against the motion.

The item was DENIED.

22) UN-13-02 (5785) PAYDAY LOAN & CHECK CASHING (Public Hearing)

An application submitted by the Advanced Group, Inc., dba Rapid Cash on behalf of Tosco Corporation, property owner, for a use permit in an R-A/CR Redevelopment Area / Commercial Retail Subdistrict to allow a check cashing facility. The property is located at 2409 E. Lake Mead Boulevard. The Assessor's Parcel Number is 139-23-702-007. A complete legal description is on file with the Development Services Department.

RECOMMENDATION:

The Development Services Department recommends that **UN-13-02 be denied**, as the proposed use does not meet the purpose of the redevelopment area or the objectives of the Redevelopment Plan.

If the Planning Commission finds that the use is appropriate for the redevelopment area, forward a recommendation for approval with the following conditions to the Redevelopment Agency.

1. Conformance to the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222A, which requires the northern driveway on Civic Center Drive to be closed.
2. The proposed development shall comply with the Commercial Design Standards, including but not limited to the following:
 3. Six feet of foundation landscaping shall be placed around the perimeter of the building.
 4. Twenty feet of perimeter landscaping shall be placed along Lake Mead Boulevard and Civic Center Drive.
3. All signage shall be in compliance with all Zoning Ordinance requirements.

The application was presented by Robert Eastman, Associate Planner, on behalf of staff who indicated this property is in the Redevelopment Area and the Redevelopment Agency has reviewed this item and has recommended denial as it does not meet the objectives of the Redevelopment Plan. He stated the proposed facility also does not meet the Commercial Design Standards and there are problems with the drive orientation of the site and does not meet with the Public Works Improvement Standards, therefore staff recommends this item be denied.

Michael McKnight, 2710 S. Maryland Parkway, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

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 DENY UN-13-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

23) UN-15-02 (5794) NEVADA PICK-A-PART (Public Hearing)

An application submitted by Nevada Pick-A-Part on behalf of Smith-Christensen Enterprises, property owner, for a use permit in an M-2 General Industrial District to allow an automobile dismantling facility. The property is located at 5090 N. Lamb Boulevard. The Assessor's Parcel Numbers are 123-32-301-001 and 123-32-301-002. A complete legal description is on file with the Development Services Department.

RECOMMENDATION:

The Development Services Department recommends that UN-15-02 be approved subject to the following conditions:

1. Standard conditions 1, 2, 4, 7, 8, 10, 11, 12, 15, 26, 27 and 31.
2. That the industrial buildings shall be constructed solely within the parcels located within the City of North Las Vegas.
3. The development shall comply with the Industrial Development Design Standards, including, but not limited to the following:
 1. That the exterior of the three industrial buildings shall consist of either stone, stucco, colored or exposed aggregate or textured finish concrete, decorative block or brick.
 2. That a decorative wall or landscaped berm a minimum height of 3 feet 6 inches shall be required along Lamb Boulevard.
 3. That a decorative wall a minimum of eight feet in height shall be constructed along Lamb Boulevard and Smiley Road to screen storage area from public right-of-way. Wall shall be subject to review and approval by staff.
4. Off-site improvements for Smiley Road adjacent to Assessor's Parcel Number (APN) 123-32-301-001 are required.
5. Construction of the sidewalk along Lamb Boulevard is required.
6. Provide four inch (4") schedule 40 PVC fiber optic conduit in Lamb Boulevard. Contact the CNLV Traffic Engineer at 633-1238 for additional information.
7. An Administrative Consolidation of Parcels is required. The form is available from the Clark County Assessor's office or on the Internet at <http://www.co.clark.nv.us/assessor/pdf/combination.pdf>.
8. Applicant must apply for annexation of APN 123-32-301-003 within ninety (90) days of the approval of the use permit. No building permits for the site shall be issued prior to approval of the annexation.
9. All conditions of approval for UN-15-02 shall apply to APN 123-32-301-003 after annexation is approved.
10. The turning radii of the fire access lane shall be designed in accordance with the requirements of the Fire Code.
11. The surfaces of the fire access lane shall be all-weather surfaces and subject to approval by the Fire Department.

The application was presented by Robert Eastman, Associate Planner, on behalf of staff who indicated staff is recommending approval of this item subject to eleven (11) conditions. He also stated staff has received a letter of opposition from Golden Welch, representing the Mendenhall Trust.

Chad Vellinga, 3311 S. Rainbow Boulevard Suite 129, Las Vegas, Nevada 89146 appeared on behalf of the applicant who stated in his client's application they are requesting a waiver of the Development Standards for a steel fence to be placed along Smiley Road and also along Lamb Boulevard.

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

- ▶ David McColley, 6612 Old Oxford Avenue, Las Vegas, Nevada 89102

Mr. McColley stated he opposes this item.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-15-02 per staff's recommendations.

The motion carried by MAJORITY vote Commissioners Scott Albright, Tom Langford and Anita Wood voting against the motion.

24) UN-20-00 (5797) JUKE JOINT RESTAURANT & LOUNGE (Public Hearing)

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

RECOMMENDATION:

The Development Services Department recommends that the Planning Commission grant a six-month extension of time for UN-20-00 subject to the following conditions:

1. That all conditions of approval for UN-20-00 shall apply.
2. That UN-20-00 shall expire on June 12, 2002.
3. Applicant must provide Real Property Services a copy of the agreement which allows shared access with the adjacent parcel. Contact JoMar Alwes, SR/WA Real Property Agent at 633-1640 for additional information.
4. Revise the site plan to correctly delineate the boundary of Parcel Map File 98, Page 3.
5. Applicant must abide by all conditions of the approved traffic study.

The application was presented by Robert Eastman, Associate Planner, on behalf of staff who indicated staff is recommending an extension of time be granted for six (6) months subject to five (5) conditions with a slight change made to condition #1: "That all previous conditions of approval for UN-20-00 shall apply."

Harold Foster, 3230 Polaris #23, Las Vegas, Nevada 89102 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-20-00 per staff's recommendations subject to the following change:

Condition #1 Changed to Read: "That all previous conditions of approval for UN-20-00 shall apply."

The motion carried by UNANIMOUS vote.

Chairman Nelson Stone abstained from voting on this item as he has a business interest.

25) UN-39-01 (5709) SURF CITY LAS VEGAS (Public Hearing)

An application submitted by Ronald Schultz on behalf of Red Partners, LLC, property owner, for an amendment to the condition of approval for a use permit in a C-2 General Commercial District requiring 100% transparent glass on the west side of the restaurant. The property is located at 1435 W. Craig Road, Unit #D. The Assessor's Parcel Number is 139-04-701-011.

RECOMMENDATION:

The Development Services Department recommends that condition of **approval 2.b. for UN-39-01** be amended to read as follows:

- 2.b. That reflective tinted glass shall be allowed to minimize direct sunlight into the establishment. The window framing system shall be consistent with those approved for the rest of the shopping center.

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

Ronald Schultz, 1435 W. 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. The following participant came forward:

- ▶ Helen Foley, 515 S. 7th Street, Las Vegas, Nevada 89101

Ms. Foley stated she opposes this item as she does not want to see this business with covering on the windows that does not allow sight into the business during the day and night.

Chairman Stone closed the Public Hearing.

Commissioner Anita Wood stated she believes this applicant has done a good job with this property.

Commissioner Tom Langford MOVED and Vice-Chairman Harry Shull SECONDED to APPROVE UN-39-01 per staff's recommendations.

The motion carried by MAJORITY vote with Chairman Nelson Stone abstaining due to a business interest.

26) ZN-64-98 (5692) RANCHO MIRAGE (Public Hearing)

An application submitted by Real Homes on behalf of Rancho Mirage I, LLC, property owner, for an extension of time on the reclassification of property from an R-E Ranch Estates District to a Planned Unit Development District (PUD) consisting of 118 Single-Family homes. The property is generally located at the southwest corner of El Campo Grande Avenue and Commerce Street. The Assessor's Parcel Number is 124-27-401-006.

RECOMMENDATION:

The Development Services Department recommends that ZN-64-98 receive a favorable recommendation and that this item be forwarded to the City Council for permanent zoning of the PUD, subject to the following conditions:

1. The prospective homeowners of Rancho Mirage shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm. The notice shall also state that R.C. Farms, in part, is protected by state statutes as an agricultural use.

Standard Conditions:

4. That development shall generally conform to the Site Plan as submitted or as amended herein.
6. That landscaping shall be provided in accordance with ordinance requirements.
11. That the development shall comply with all applicable codes and ordinances.
15. That development shall comply with all applicable requirements of Title 16 and N.R.S. 278.
33. The applicant and/or developer and their successors in interest shall disclose to the initial purchaser of a new residence, as contained within the sales agreement by separate written document, disclosure of current zoning district, future zoning in the form of resolution of intent, and the master plan land use designation of adjoining parcels of land.

That the development comply with applicable conditions of approval for ZN-64-98 (Resolution of Intent #2097), FDP-04-99, FDP-11-01 and T-812.

ZN-64-98 (Resolution of Intent #2097)

1. That a comprehensive drainage study is required.
2. That dedication of the perimeter streets is required and off sites are to be as required by the Director of Public Works.
3. That development shall generally conform to the site plan as submitted or as amended herein.
4. That approval of this application does not imply a commitment by the City for utility service to the subject property. A utility commitment will only be issued upon compliance with the requirements and conditions set forth in the Utility Service Commitment Policy Guidelines available for the Department of Public Works.
5. That the driveway location and parking plan shall be subject to review and approval by the North Las Vegas Traffic Engineer.
6. That the final development plan for the site shall be submitted to Planning Commission review and approval.
7. That prior to submittal of a final map, street names shall be submitted to and approved by the Fire Alarm Office and the U.S. Postal Service.
8. That rear and/or side yard vehicular access for those lots adjacent to arterial street, eighty feet (80') in width or greater, shall be prohibited.
9. That a six foot (6') high block wall be provided along the perimeter of the development, with a portion adjacent to the streets being decorative and the design subject to City Council review and approval.
10. That phasing shall be subject to review and approval by staff.
11. That street construction must conform to current engineering standards and City ordinances.
12. That technical design comments will be made at the time development plans are submitted.
13. That a water network analysis must be provided prior to development.
14. Any known geologic hazards shall be shown on the plans. The presence of such hazards may substantially affect the design on the Tentative Map layout.

15. The owner/developer is responsible for extending public utilities to the site.
16. That all applicable conditions previously approved for tentative map T-714 be made part of these conditions.
17. A traffic study update is required.
18. 100 feet of right of way for Commerce Street shall be provided.
19. A final development plan shall be reviewed and approved by the Planning Commission prior to approval of a tentative map for each phase of development of the subject properties. The final development plan shall include, but not limited to: the proposed final lot layout, final street layout, unified streetscaping plans, floor plans, building elevations, open space amenities, public and private amenities, and primary grading plans.
20. A homeowner's association or similar mechanism for maintenance of all common landscaping, perimeter walls and facilities shall be required. The Conditions, Covenants and Regulations establishing a homeowner's association shall be reviewed and approved by the Development prior to recordation. The homeowner's association shall include all portions of the site.
21. The Conditions, Covenants and Regulations (CC&R's) recorded for the subdivision shall include a non revocable clause which allows the homeowner's association or management organization to place liens on properties delinquent in dues and/or fees. The CC&R's shall not permit the parking of recreational vehicles on any lot less than 6,000 square feet.
22. All dwellings shall be submitted for review and approval by the Planning Commission prior to issuance of building permit.
23. All air conditioners or HVAC units shall be ground mounted.
24. A minimum of six feet of landscaping shall be provided outside the perimeter wall adjacent to Commerce Street and to all other perimeter streets to which lots do not have access. This six feet of landscaping shall be combined with a five foot meandering sidewalk within a 15 foot area from the back of curb to the perimeter wall. The landscaping shall be drought tolerant landscaping and shall be provided with an automatic irrigation system.
25. Trees of drought tolerant variety shall be planted at 30 foot intervals within the landscaped area adjacent to Commerce Street. The trees shall be a minimum of 3 ½ inch caliper measured at 4 ½ feet from top of rootball.
26. Meandering sidewalks shall be incorporated into the design of the perimeter landscaping.
27. Front and side yard landscaping and irrigation systems shall be provided for all lots.
28. All signage, including temporary signage, shall comply with the Zoning Ordinance.
29. The developer is subject to conditions outlined in Municipal Code 15.52. All applicable park impact fees are to be paid prior to issuing of building permits.
30. The five models of homes shall be proportionately equal throughout the development with the higher priced homes being located near the Unit 1 subdivision.
31. All front yards shall be no less than 18 feet. All driveways shall be a minimum of 20 feet long from the garage door to the sidewalk or to the back of curb if no sidewalk is constructed.
32. All dwellings shall have stucco or brick exteriors with concrete or clay tile roofs. No wood siding shall be permitted.
33. Building finishes and roofs shall be earth tone or neutral colors indigenous to the Las Vegas Valley and its surrounds. A variety of colors for both building exterior and roofs shall be used and interspersed throughout the development to provide visual variety.

T-812 and FDP-04-99

1. That a final development plan for the approximately 3.90 acre private park be subject to review and approval by the Planning Commission prior to establishing a surety bond for the construction of said park; and
2. That a surety bond be established prior to recordation of the final map; and
3. That no side lot sewer easements be permitted unless adequate technical justification is provided in order to obtain approval from City Engineer. Should the City Engineer approve the easement configuration and treatment must be approved by both the Planning Department and the Public Works Department; and
4. That the developer dedicate right-of-way for a CAT bus turnout on Ann Road at Commerce Street; and
5. That Standard Nevada Power Company easements be dedicated on final map.

FDP-11-01

1. That all park amenities shall be reviewed and approved by the Director of Parks and Recreation prior to installation.
2. A traffic study update is required.

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

Brent Wilson, of VTN Nevada, 2727 S. Rainbow Boulevard, Las Vegas, Nevada 89146 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 ZN-64-98 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Scott Albright not voting on the item.

27) ZOA-02-02 (5703) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Section 17.28.050 of Title 17 of the North Las Vegas Municipal Code (Zoning Ordinance) to change the notification radius for the “on-sale” of alcoholic beverages applications and the requirements for the posting of signs on the effected property, and to also amend Section 17.32.030 of Title 17 to change the fees for special use permit applications.

RECOMMENDATION:

The Development Services Department recommends that ZOA-02-02 be approved as follows:

Title 17, Section 17.28.050, paragraph C.1.b:

2. Method of Notification. Notice shall be given as follows:
 1. A copy of the notice of public hearing shall be mailed at least ten (10) calendar days prior to the public hearing to each property owner as shown on the latest tax rolls of Clark County assessor’s office within a minimum radius of three hundred (300) feet of the exterior boundary of the lot or parcel of land described in the application, with the exception of “on-sale” notification where a minimum radius of five hundred (500) feet is required. Notices shall be sent to at least thirty (30) parcels nearest the property in question. ***Special use permits that are for the “on-sale” of alcoholic beverages in which the property is not within a gaming enterprise district will require notification with a minimum radius of 1,500 feet of the exterior boundary of the lot or parcel of land described in the application. In addition, notices shall be sent to at least thirty (30) separately owned parcels nearest the property in question.***
 2. Publication of a legal notice in a newspaper of general circulation in the community shall occur at least ten (10) calendar days before the public hearing.
 3. ***A minimum of one sign must be erected on the property at least ten (10) calendar days before the public hearing. The sign must be a minimum of two (2) feet high and two (2) feet wide and made of materials reasonably calculated to withstand the elements for 40 days. The sign must include the following information:***
 1. ***The existing permitted use or land use and zoning designation of the property in question;***
 2. ***The proposed permitted use of the property in question;***
 3. ***The date, time and place of the public hearing; and***
 4. ***A telephone number which may be used by interested persons to obtain additional information.***
- iii iv The development director may, in addition, use any of the following methods of notification:
 5. Posting of copies of the notice of public hearing conspicuously in a minimum of two locations on the exterior boundaries of the lot or parcel contained within the application;
 6. Delivering a copy of the notice of public hearing to the premises of each occupied lot or parcel of land within the area determined for notification;

7. Any other method of notification which may be deemed appropriate under the circumstances.

Title 17, Section 17.32.030, paragraph B.1 (amend the fees for special uses as follows):

Special uses	150.00	<i>300.00</i>
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Note: Language shown in bold italics is proposed new language, and language that is struck out is proposed to be deleted.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated at the last Planning Commission meeting on November 28, 2001 there was a discussion under Chairman's Business regarding the possibility of amending Title 17 to require signs to be posted for all special use permits. He stated that currently the only signs posted for a special use permit is one that involves the on-sale of alcoholic beverages. He stated the following ordinance is a recommendation for approval and lists the changes in the Zoning Ordinance that would require the posting of signs. Mr. Jordan stated that as a result of the posting of signs staff is also recommending the cost for special use permits be raised to \$300.00 to help pay for those costs. He also stated there is a new State Law that requires a different notification for on-sale of alcoholic beverages that are not located within a gaming enterprise district, therefore staff added that language for clarification purposes to put it into the Zoning Ordinance.

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 **APPROVE** ZOA-02-02 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

28) SPA-01-02 (5803) CORTEZ HEIGHTS

An application submitted by Bernie Chippoletti c/o Terra West Realty on behalf of Trustee, Clark County Treasurer co/Bernie Chippoletti, property owner, for an appeal of a previously denied administrative decision regarding Cortez Heights (previously know as Greenpoint). The property is generally located at the northeast corner of Washburn Road and North 5th Street. The Assessor's Parcel Numbers are 124-35-201-002 and 124-35-201-003.

RECOMMENDATION:

The Development Services Department recommends that SPA-01-02, to consider Resolution of Intent #1800 to be valid after the expiration date be **denied** for the following reasons:

1. The applicant failed to complete the conditions within the time required by Title 17, therefore, there was no binding commitment upon the City to permanently rezone the subject site by ordinance; and
2. The applicant never requested additional extensions of time to keep the Resolution of Intent active; and
3. The applicant failed to complete the conditions within the time frame placed in the Resolution of Intent and therefore, the Resolution of Intent expired on March 15, 1998, as stated in condition number 20.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated this is an application for an appeal of staff's decision to reject an amendment to a resolution of intent that expired on March 15, 1998 therefore staff did not take in an application to amend that ROI. He stated that within this staff report staff has indicated a chronological order of all the events that have taken place for this particular project.

Jim Lewis, Deputy City Attorney, stated that he wanted to clarify the only issue for the Planning Commission to decide at this particular meeting is to decide whether or not the Development Services Director did, in fact, the right thing by rejecting the application to amend the expired PUD. Mr. Lewis stated staff believes it was proper for Mr. Bell, the Development Services Director at that time, to no accept that application to amend the ROI.

Chairman Nelson Stone asked Mr. Lewis what the effects of upholding the decision and the effects of overturning the decision would be.

Mr. Lewis replied the effect of affirming of the decision would be that the Planning Commission has reviewed the pertinent facts and have determined that, in fact, Mr. Bell, the previous Development Services Director, was correct in not accepting the application, therefore with the affirmation of his conduct, the applicant could appeal further to the City Council for another review of this. He also stated the other side of this would be that the Planning Commission would find that the Development Services Director's decision was not proper and the item should have come before the Planning Commission and thus reverse the Director's decision and then direct the Development Services Department to accept the amendment to the expired ROI.

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

Bernie Chippoletti, 2685 S. Rainbow Boulevard, Suite 212, Las Vegas, Nevada 89146 appeared on behalf of the applicant.

Chairman Nelson Stone stated although this is not a Public Hearing he had received several yellow cards from the public wishing to speak on this item and asked the Planning Commission to allow them to speak.

The following participants came forward:

- ▶ Tom Collins, 4716 San Miguel, North Las Vegas, Nevada 89032

Mr. Collins asked the Planning Commission to reconsider this decision.

- ▶ Loretta Eichelberger, 6223 E. Sahara Avenue, #143, Las Vegas, Nevada 89142

Ms. Eichelberger stated she would like to see this decision reversed.

- ▶ Carmine Bernardino, 818 Grapevine Street, Henderson, Nevada 89015

Mr. Bernardino stated he concurs with Ms. Eichelberger in wanting to see this decision reversed.

- ▶ Irwin Bronstein, 345 E. Eldorado, Las Vegas, Nevada 89123

Mr. Bronstein stated he, too, concurs with the comments made before him to reverse this decision.

- ▶ Bob Borgersen, 4751 Possum Berry, North Las Vegas, Nevada (no zip code stated)

Mr. Borgersen stated he sympathizes with the residents and would like to see this reversed.

- ▶ Faith Quick, 5000 N. 5th Street, North Las Vegas, Nevada 89031

Ms. Quick stated she is a victim of this project and hopes the Planning Commission will reverse the decision.

- ▶ Dan Gray, 150 Cologne Drive, Henderson, Nevada (no zip code stated)

Mr. Gray stated he agrees with all that was stated by the others before him and would like to see this decision reversed.

- ▶ Assembly Bob Price, P.O. Box 363759, North Las Vegas, Nevada 89036

Mr. Price stated that he feels the Planning Commission should reconsider this decision.

Commissioner Tom Langford stated he was involved in this project before. He was against it back then and is still against it today. He stated he is sorry that people lost money, however investing money doesn't necessarily guarantee a positive return. He opposes the new proposed changes this application seeks.

Mr. Lewis stated the City Attorney's Office has reviewed the legal position asserted by the receivership and has found that there is no merit in their arguments.

Vice-Chairman Harry Shull **MOVED** and Commissioner Anita Wood **SECONDED** to **REVERSE THE DECISION BY THE DIRECTOR OF DEVELOPMENT SERVICES** on SPA-01-02.

The motion **FAILED** with Chairman Nelson Stone and Commissioners Scott Albright, Marilyn Kirkpatrick, Tom Langford, Anita Wood and Dean Leavitt voting against the motion.

Chairman Nelson Stone MOVED and Commissioner Marilyn Kirkpatrick SECONDED to UPHOLD THE DECISION OF THE DEVELOPMENT SERVICES DIRECTOR.

The motion carried by MAJORITY vote with Vice-Chairman Harry Shull voting against the motion.

The decision of the DEVELOPMENT SERVICES DIRECTOR IS AFFIRMED.

**There was a break in the proceedings at 12:42 a.m.
The meeting reconvened at 12:52 a.m.**

OLD BUSINESS

Item #29, AMP-34-01, Item #30 AMP-35-01, Item #31 AMP-36-01 and Item #32 ZN-58-01 are related.

29) 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 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.

This item was continued from the November 28, 2001, Planning Commission meeting at the request of the applicant to allow the Planning Commission time to complete the commercial study along Centennial Parkway.

Presently, the subject site along with many other areas along Centennial Parkway is currently under review by the Planning Commission. This study was directed by the City Council and the subject site is being reviewed at this time. More specifically, this particular intersection is being evaluated as to whether commercial is warranted and if so how much commercial is needed.

It has been determined by the Planning Commission in the course of the commercial study that 35 acres of commercial may be warranted at this intersection. The proposal is for a Planned Unit Development that would consist of 15 acres of commercial, five acres of office and 15 acres of multi-family developments. Presently, there are four applications (ZN-45-01, ZN-58-01, ZN-61-01 and ZN-04-01) requesting commercial zoning for this intersection for a total of 75 acres. Two of the proposed applications (ZN-58-01 and ZN-61-01) also include an additional 10 acres of office development. On October 24, 2001, the Planning Commission approved an application (ZN-45-01) for C-1 Neighborhood Commercial at the northeast corner of this intersection. That application is still pending City Council consideration.

This application is submitted in conjunction with two other applications (AMP-35-01 and AMP-36-01) to amend the Comprehensive Plan to Office and High Density Residential, respectively. Likewise, there is an application (ZN-58-01) to rezone the subject site to the Planned Unit Development District. Staff is not supporting those applications either in part or as a whole for the entire development. Therefore, it is possible for the Planning Commission to approve and/or deny specific applications.

Because there are four pending applications for approximately 75 acres of commercial at this intersection, the question remains as to which corner or corners of the intersection commercial should be located.

Therefore, until that has been determined, staff recommends that this item be continued indefinitely. Otherwise, staff's recommendation is for denial.

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

George Garcia, 2501 Green Valley Parkway Suite 108, Henderson, Nevada 89014 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 MOVED and Commissioner Marilyn Kirkpatrick SECONDED to DENY AMP-34-01 per staff's recommendations.

The motion carried by MAJORITY vote with Chairman Nelson Stone, Vice-Chairman Harry Shull and Commissioner Dean Leavitt voting against the motion.

The item was DENIED.

Item #29, AMP-34-01, Item #30 AMP-35-01, Item #31 AMP-36-01 and Item #32 ZN-58-01 are related.

30) 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.

This item was continued from the November 28, 2001, Planning Commission meeting at the request of the applicant to allow the Planning Commission time to complete the commercial study along Centennial Parkway.

Presently, the subject site along with many other areas along Centennial Parkway is currently under review by the Planning Commission. This study was directed by the City Council and the subject site is being reviewed at this time. More specifically, this particular intersection is being evaluated as to whether commercial is warranted and if so how much commercial is needed.

It has been determined by the Planning Commission in the course of the commercial study that 35 acres of commercial may be warranted at this intersection. The proposal is for a Planned Unit Development that would consist of 15 acres of commercial, five acres of office and 15 acres of multi-family developments. Presently, there are four applications (ZN-45-01, ZN-58-01, ZN-61-01 and ZN-04-01) requesting commercial zoning for this intersection for a total of 75 acres. Two of the proposed applications (ZN-58-01 and ZN-61-01) also include an additional 10 acres of office development. On October 24, 2001, the Planning Commission approved an application (ZN-45-01) for C-1 Neighborhood Commercial at the northeast corner of this intersection. That application is still pending City Council consideration.

This application is submitted in conjunction with two other applications (AMP-34-01 and AMP-36-01) to amend the Comprehensive Plan to Neighborhood Commercial and Office, respectively. Likewise, there is an application (ZN-58-01) to rezone the subject site to the Planned Unit Development District. Staff is not supporting those applications either in part or as a whole for the entire development. Therefore, it is possible for the Planning Commission to approve and/or deny specific applications.

Because there are four pending applications for approximately 75 acres of commercial at this intersection, the question remains as to which corner or corners of the intersection commercial should be located. Should it be determined that commercial is warranted at this corner of the intersection, an office development could serve as a buffer between planned single family residential to the west and south. Therefore, until that has been determined, staff recommends that this item be continued indefinitely. Otherwise, staff's recommendation is for denial.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated due to the action on the previous Item #29 AMP-34-01, which was denied, staff is recommending denial of this item as well.

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

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

Chairman Nelson Stone MOVED and Commissioner Dean Leavitt SECONDED to APPROVE AMP-35-01 per staff's recommendations.

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

The item was DENIED.

Item #29, AMP-34-01, Item #30 AMP-35-01, Item #31 AMP-36-01 and Item #32 ZN-58-01 are related.

31) 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.

This item was continued from the November 28, 2001, Planning Commission meeting at the request of the applicant to allow the Planning Commission time to complete the commercial study along Centennial Parkway.

This application is submitted in conjunction with two other applications (AMP-34-01 and AMP-35-01) to amend the Comprehensive Plan to Neighborhood Commercial and Office, respectively. Likewise, there is an application (ZN-58-01) to rezone the subject site to the Planned Unit Development District. Staff is not supporting those applications either in part or as a whole for the entire development. Therefore, it is possible for the Planning Commission to approve and/or deny specific applications. Staff's recommendation is still for denial.

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.

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 DENY AMP-36-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

Item #29, AMP-34-01, Item #30 AMP-35-01, Item #31 AMP-36-01 and Item #32 ZN-58-01 are related.

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

An application submitted by Jack Binion, property owner, for 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.

This item was continued from the November 28, 2001, Planning Commission meeting at the request of the applicant to allow the Planning Commission time to complete the commercial study along Centennial Parkway.

Presently, the subject site along with many other areas along Centennial Parkway is currently under review by the Planning Commission. This study was directed by the City Council and the subject site is being reviewed at this time. More specifically, this particular intersection is being evaluated as to whether commercial is warranted and if so, how much commercial is needed.

It has been determined by the Planning Commission in the course of the commercial study that 35 acres of commercial may be warranted at this intersection. The proposal is for a Planned Unit Development that would consist of 15 acres of commercial, five acres of office and 15 acres of multi-family developments. Presently, there are four applications (ZN-45-01, ZN-58-01, ZN-61-01 and ZN-04-01) requesting commercial zoning for this intersection for a total of 75 acres. Two of the proposed applications (ZN-58-01 and ZN-61-01) also include an additional 10 acres of office development. On October 24, 2001, the Planning Commission approved an application (ZN-45-01) for C-1 Neighborhood Commercial at the northeast corner of this intersection. That application is still pending City Council consideration.

This application is submitted in conjunction with three other applications (AMP-34-01, AMP-35-01 and AMP-36-01) to amend the Comprehensive Plan to Neighborhood Commercial, Office and High Density Residential, respectively. Staff is not supporting those applications either in part or as a whole for the entire development. However, it is possible for the Planning Commission to approve and/or deny specific applications related to the amendments to the Comprehensive Plan and not approve the rezoning application. Therefore, staff's recommendation is still for denial.

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.

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 DENY ZN-58-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

Item #33 AMP-37-01, Item #34 AMP-38-01, Item #35 AMP-39-01, Item #36 AMP-40-01 and Item #37 ZN-61-01 are related.

33) AMP-37-01 (5522) CENTENNIAL AND LOSEE (Public Hearing)

An application submitted by Albert J. Guida on behalf of 1979 Guida Trust, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Neighborhood Commercial. The property is generally located at the southeast corner of Centennial Parkway and Losee Road. The Assessor's Parcel Number is 124-25-101-001.

RECOMMENDATION

The Development Services Department recommends that **AMP-37-01 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-37-01 be denied** as the subject site does not comply with the guidelines established in the Comprehensive Plan to warrant an amendment and such an amendment may not be in the best interest of the community.

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

Bob Gronauer, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

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 AMP-37-01 per staff's recommendations.

The **MOTION TO APPROVE FAILED** with Commissioners Scott Albright, Tom Langford and Anita Wood voting against the motion.

Commissioner Tom Langford MOVED and Commission Scott Albright SECONDED to DENY AMP-37-01.

The **MOTION TO DENY FAILED** with Chairman Nelson Stone, Vice-Chairman Harry Shull, Commissioner Marilyn Kirkpatrick and Commissioner Dean Leavitt voting against the motion.

Jim Lewis, Deputy City Attorney, stated that due to the two motions failing this item will go forward with **"NO RECOMMENDATION."**

Item #33 AMP-37-01, Item #34 AMP-38-01, Item #35 AMP-39-01, Item #36 AMP-40-01 and Item #37 ZN-61-01 are related.

34) AMP-38-01 (5523) CENTENNIAL AND LOSEE (Public Hearing)

An application submitted by Albert J. Guida on behalf of the 1979 Guida Trust, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to M-HDR Medium High Density Residential. The property is located approximately 350 feet east of Losee Road and north of Azure Avenue. The Assessor's Parcel Number is 124-25-101-002.

RECOMMENDATION

The Development Services Department recommends that **AMP-38-01 be denied** as the subject site does not comply with the guidelines established in the Comprehensive Plan to warrant an amendment.

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

Bob Gronauer, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

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

Vice-Chairman Harry Shull MOVED and Commissioner Scott Albright SECONDED to APPROVE AMP-38-01 subject to the following change:

“Change current designation of LDR Low Density Residential to MDR Medium Density Residential.”

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

Item #33 AMP-37-01, Item #34 AMP-38-01, Item #35 AMP-39-01, Item #36 AMP-40-01 and Item #37 ZN-61-01 are related.

35) AMP-39-01 (5524) CENTENNIAL AND LOSEE (Public Hearing)

An application submitted by the Berman Family Trust on behalf of the 1979 Guida Trust, 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 southeast corner of Centennial Parkway and McCarran Street. The Assessor's Parcel Number is 124-25-102-001.

RECOMMENDATION

The Development Services Department recommends that **AMP-39-01 be denied** as the subject site does not comply with the guidelines established in the Comprehensive Plan to warrant an amendment.

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

Bob Gronauer, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

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 AMP-39-01 per staff's recommendations.

The **MOTION TO APPROVE FAILED** with Commissioners Tom Langford, Anita Wood, Dean Leavitt, Marilyn Kirkpatrick and Scott Albright voting against the motion.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to DENY AMP-39-01 per staff's recommendations.

The motion carried with a MAJORITY vote with Chairman Nelson Stone and Vice-Chairman Harry Shull voting against the motion.

The item was DENIED.

Item #33 AMP-37-01, Item #34 AMP-38-01, Item #35 AMP-39-01, Item #36 AMP-40-01 and Item #37 ZN-61-01 are related.

36) AMP-40-01 (5526) CENTENNIAL AND LOSEE (Public Hearing)

An application submitted by Albert J. Guida Agency on behalf of the 1979 Guida Trust, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Office Commercial. The property is generally located at the northeast corner of Azure Avenue and Losee Road. The Assessor's Parcel Number is 124-25-101-002.

RECOMMENDATION

The Development Services Department recommends that **AMP-40-01 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-40-01 be denied** as the subject site does not comply with the guidelines established in the Comprehensive Plan to warrant an amendment and such an amendment may not be in the best interest of the community.

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

Bob Gronauer, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

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 AMP-40-01 per staff's recommendations.

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

Item #33 AMP-37-01, Item #34 AMP-38-01, Item #35 AMP-39-01, Item #36 AMP-40-01 and Item #37 ZN-61-01 are related.

37) ZN-61-01 (5525) CENTENNIAL AND LOSEE (Public Hearing)

An application submitted by the Berman Family Trust on behalf of the 1979 Guida Trust, property owner, for reclassification of property from an R-E Ranch Estates District to a Planned Unit Development District (PUD) consisting of neighborhood commercial, office, high density residential and medium-high density residential. The property is generally located at the southeast corner of Losee Road and Centennial Parkway. The Assessor's Parcel Numbers are 124-25-101-001, 124-25-101-002 and 124-25-102-001.

RECOMMENDATION

The Development Services Department recommends that **ZN-61-01 be denied** because the accompanying applications (AMP-37-01, AMP-38-01, AMP-39-01 and AMP-40-01) 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.

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

Bob Gronauer, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

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

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to DENY ZN-61-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

Item #38 AMP-01-02 and Item #39 ZN-04-02 are related.

38) AMP-01-02 (5599) CENTENNIAL MARKET PLACE (Public Hearing)

An application submitted by the PT Corporation, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Neighborhood Commercial. The property is generally located at the southwest corner of Centennial Parkway and Losee Road. The Assessor's Parcel Number is 124-26-501-001.

This item was continued from the January 9, 2002, Planning Commission meeting at the request of the applicant.

RECOMMENDATION:

The Development Services Department recommends that AMP-01-02 be denied.

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

Bob Gronauer, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 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 MOVED and Commissioner Tom Langford SECONDED to APPROVE AMP-01-02 per staff's recommendations.

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

Item #38 AMP-01-02 and Item #39 ZN-04-02 are related.

39) ZN-04-02 (5598) CENTENNIAL MARKET PLACE (Public Hearing)

An application submitted by the PT Corporation, property owner, for reclassification of property from an R-E Ranch Estates District to a C-1 Neighborhood Commercial District. The property is generally located at the southwest corner of Centennial Parkway and Losee Road. The Assessor's Parcel Number is 124-26-501-001.

This item was continued from the January 9, 2002, Planning Commission meeting at the request of the applicant.

RECOMMENDATION:

The Development Services Department recommends that ZN-04-02 be denied.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending this item be continued to 2/27/02.

Bob Gronauer, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated he concurs with continuing this item to the 2/27/02 Planning Commission meeting.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. Chairman Stone stated that due to the continuance of this item 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 ZN-04-02 to the 2/27/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 2/27/02.

40) ZN-02-02 (5575) UNLIMITED HOLDINGS (Public Hearing)

An application submitted by Unlimited Holdings, Inc., on behalf of Quantum Resource Group, LP, property owner, for reclassification of property from an R-E Ranch Estates District to a C-1 Neighborhood Commercial District. The property is generally located at the northeast corner of Hope Street and Azure Avenue. The Assessor's Parcel Numbers are 124-26-103-003 and 124-26-103-001.

RECOMMENDATION:

The Development Services Department recommends that **ZN-02-02 be continued indefinitely** to allow the Planning Commission time to complete it's study of the commercial corridor along Centennial Parkway.

Otherwise, **staff's recommendation is for denial** because commercial development would be more appropriately located at the intersection of North 5th Street and Centennial Parkway.

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.

David Sass, President of Unlimited Holdings, 2865 S. Jones Boulevard, Las Vegas, Nevada 89146 appeared on behalf of the applicant.

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 ZN-02-02 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioners Scott Albright, Tom Langford and Anita Wood voting against the motion.

41) ZN-07-02 (5668) NORTH 5TH & CENTENNIAL (Public Hearing)

An application submitted by Jon Jannotta, property owner, for reclassification of property from an R-E Ranch Estates District to a C-1 Neighborhood Commercial District. The property is generally located west of North 5th Street approximately 663 feet north of Centennial Parkway. The Assessor's Parcel Number is 124-22-801-010.

RECOMMENDATION:

The Development Services Department recommends that ZN-07-02 **be continued indefinitely** to allow the Planning Commission time to complete it's study of the commercial corridor along Centennial Parkway.

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

Chip Maxfield, 5426 Vegas Drive, Las Vegas, Nevada (no zip given) 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-07-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

Item #42 ZN-08-02 is related to Item #17 AMP-06-02 and is being heard out of order following Item #17.

42) ZN-08-02 (5684) OWENS AVE. RETAIL BUILDING (Public Hearing)

An application submitted by Arik Raiter c/o Double R, LLC, property owner, for reclassification of property from a C-2 General Commercial District to a Planned Unit Development District (PUD) consisting of commercial development. The property is generally located at the northwest corner of Owens Avenue and Pecos Road. The Assessor's Parcel Numbers are 13-24-813-096, 139-24-813-060, and 139-24-813-061.

This item was continued from the January 9, 2002, Planning Commission meeting at the recommendation of staff to allow the Planning Commission time to first consider the amendment (AMP-06-02) to the Comprehensive Plan for the subject site.

Staff's recommendation of the amendment to the Comprehensive Plan from Low Density Residential to Neighborhood Commercial is for approval.

Therefore, the Development Services Department recommends that ZN-08-02 receive a favorable recommendation and that this item be forwarded to the City Council for permanent zoning to the Planned Unit Development District, (PUD) by ordinance with the following conditions:

1. Standard conditions: 4, 9, 10 and 11.
2. A final development plan, subject to Planning Commission review and approval is required for the new retail building and for refurbishing of the existing tavern and car wash at the same time.
3. New improvements (i.e., landscaping, trash enclosures, buildings, refurbishing of existing buildings and upgrading existing planter areas) shall be subject to the Commercial Development Standards and Design Guidelines.
4. Windows shall be provided as part of the refurbishing of the tavern and shall be subject to Planning Commission review and approval.
5. Pedestrian access shall be provided to Owens Avenue and Pecos Road, subject to Planning Commission review and approval.
6. A building permit for the new retail building shall not be issued until a building permit is issued for refurbishing the tavern and car wash in accordance with an approved final development plan.
7. A certificate of occupancy for the new retail building shall not be issued until the existing tavern and car wash are refurbished in accordance with an approved final development plan and landscaping is installed in new and existing planter areas.
8. A minimum of 68 parking spaces shall be required for the entire development.
9. A minimum 10-foot setback shall be required next to Pecos Road and Owens Avenue for both the parking lots and the new retail building. The 10-foot setback area shall be landscaped.
10. Fire access lanes shall be provided and be designed in accordance with the Fire Code. Alternately, the Fire Department would be willing to allow substandard fire access lanes on this associated site if all buildings on this associated site are provided with fire sprinklers with alarms transmitted off site to a central station.
11. A reversionary or merger and resubdivision map is required.

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.

George Garcia, 2501 Green Valley Parkway Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who stated he would like to have condition #4 amended and condition #6 deleted.

Jim Stubler, Acting Director, Development Services Department, stated that one of the North Las Vegas Police Department's recommendations is that all bars have windows into them which is why staff listed that particular condition.

Mr. Garcia stated he is not against the condition, however he does not currently know the contents of the walls of the building as his client does not own the building, but does own the land.

Mr. Stubler stated the Fire Department's review of this site revealed this property does not have adequate turning radiuses for Fire Trucks and entrances and exits. He stated staff is willing to allow this to go forward as designed provided the applicant sprinklers all the structures on the site which would include the bar.

Mr. Garcia stated he understands that he will need to return with the Final Development Plan and has spoken with their architect who believes he can make it work and if not they understand they have the option to sprinkle.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE ZN-08-02 per staff's recommendations subject to the following changes:

Condition #4 Changed to Read: "Windows ***or a facade that appears to include windows*** shall be provided as part of the refurbishing of the tavern and shall be subject to Planning Commission review and approval."

Condition #6 Deleted.

The motion carried by UNANIMOUS vote.

This Item #42 ZN-08-02 was heard out of order following Item #17 AMP-06-02 as they are related. Item #18 VAC-04-02 was heard next.

43) SPR-02-02 (5645) CRAIG & SIMMONS COMMERCIAL CENTER

An application submitted by Halferty Development Company, LLC, on behalf of Mary Kay and Marilyn June Robinson, property owners, for a site plan review in an R-1 Single-Family Residential District (proposed property reclassification to C-2 General Commercial) to allow an 80,207 square foot commercial shopping center. The property is generally located at the southwest corner of Craig Road and Simmons Street. The Assessor's Parcel Number is 139-05-302-002.

RECOMMENDATION

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

1. Standard Conditions: 1, 2, 4, 5, 6, 7, 11, 15, 26, 27, 29 and 32.
2. That 6' in-ground landscape planters be provided no more than 5' from the building in all appropriate areas where sidewalks are indicated to be greater than 16' in width, and that above-ground planters of sufficient number be provided adjacent to the building in areas of narrower sidewalk subject to review and approval by staff.
3. That in-ground shade trees of sufficient number be provided on the west side of the open space plaza along with other in-ground or above-ground vegetation to provide a comfortable and usable environment in all seasons, subject to review and approval by staff.
4. That bicycle parking be provided in the vicinity of the open space plaza, subject to review and approval by staff.
5. That a unified sign plan for the commercial center be submitted subject to review and approval by staff.
6. That any utilities needed from Craig Road for this property need to be installed prior to completion of construction of Craig Road because of the City's 5 year not cut policy.
7. That fiber optic conduit must be provided along Craig Road and Simmons Street.
8. That right-of-way for a bus turnout must be provided on Simmons Street south of Craig Road.
9. That widths and turning radii of required fire access lanes must be in compliance with the fire code.

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

Bob Gronauer, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE SPR-02-02 per staff's recommendations subject to the following changes:

Condition #2 Changed to Read: "that above-ground planters of sufficient number be provided adjacent to the building in areas of narrower sidewalk subject to review and approval by staff."

The motion carried by UNANIMOUS vote.

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: None

ADJOURNMENT: 2:00 AM

A motion to ADJOURN the January 23, 2002 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