

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

February 27, 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 - Absent
Tom Langford - Present
Nelson Stone - Present
Harry Shull - Present
Marilyn Kirkpatrick - Present
Scott Albright - Present

STAFF PRESENT:

Jim Stubler, Acting Director, Development Services
Steve Baxter, Planning Manager
Marc Jordan, Senior Planner
Mary Aldava, Associate Planner
Randy Cable-Public Works
Clete Kus, Transportation Services
Terri Tarbett, Assistant Fire Chief
Jim Lewis, Deputy City Attorney
Ted Karant, Recording Secretary

PLEDGE OF ALLEGIANCE

Vice-Chairman Harry Shull

ANNOUNCEMENTS:

Verification of compliance with NRS 241, Open Meeting Law.

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

The North Las Vegas Conference Room and Council Chambers are accessible to handicapped persons. A certified sign language interpreter is available upon advance request.

MINUTES

Approval of the MINUTES for the Planning Commission meeting of February 13, 2002 and January 23, 2002 will be CONTINUED to the 3/13/02 Planning Commission meeting.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE the minutes of the February 13, 2002 and January 23, 2002 Planning Commission Meetings.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-25-02 (6328) SOMERSET RIDGE III, UNIT 2

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify American Motorists Insurance Company to release the Subdivision Bond in the amount of \$618,011.66.

B) PW-26-02 (6329) COMMERCE U-HAUL

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Western Insurance Company to release the Performance Bond in the amount of \$77,205.21.

C) PW-27-02 (6330) JASMINE CONDOMINIUMS UNIT 1

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Jasmine Valley LLC and accept the Subdivision Bond in the amount of \$206,876.73.

D) PW-28-02 (6331) JASMINE CONDOMINIUMS OFF-SITE SEWER

Accept the Commercial Developments Off-Site Improvements Agreement by Jasmine Valley LLC and accept the Off-Site Improvement Bond in the amount of \$14,520.00.

E) PW-29-02 (6332) BIG CANYON

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify The American Insurance Company to release the Subdivision Bond in the amount of \$338,839.93.

F) PW-30-02 (6333) PAULUS ENTERPRISES

Accept the Commercial Developments Off-Site Improvements Agreement by Paulus Enterprises, Inc., and accept the Performance Bond in the amount of \$44,462.50.

G) PW-31-02 (6334) CHEYENNE/VALLEY UNIT 1

Approve the Amended Final Map.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to APPROVE Consent Agenda Items A, B and E.

The motion carried by UNANIMOUS vote.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to APPROVE **Consent Agenda Items C and D** with the following change:

“Bramble Development Group, Inc. shall be changed to Jasmine Valley LLC.”

The motion carried by UNANIMOUS vote.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to APPROVE **Consent Agenda Item G**.

The motion carried by MAJORITY vote with Vice-Chairman Harry Shull abstaining due to a business interest.

NEW BUSINESS

1) ZN-19-02 (6068) AMSTAR HOMES AT ANN ROAD & VALLEY (Public Hearing

An application submitted by Amstar Homes Inc., on behalf of Rosalie Filipelli, property owner, for reclassification of property from an R-1 Single-family Residential District to an R-2 Two-Family Residential District. The property is generally located at the southeast corner of San Mateo Street and El Campo Grande Avenue. The Assessor's Parcel Number 124-30-401-004.

RECOMMENDATION:

The Development Services Department recommends that ZN-19-02 receive a favorable recommendation and that this item be forwarded to the City Council for permanent zoning to the R-2 Two-Family Residential 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 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 Tom Langford SECONDED to APPROVE ZN-19-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

Item #2 AMP-31-01 and Item #3 ZN-18-02 are related.

2) AMP-31-01 (5378) LA MADRE CONDOS (Public Hearing)

An application submitted by the Taney Engineering on behalf of Camino Al Norte Ventures, LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential and Office to HDR High Density Residential. The property is located north of La Madre Way and approximately 270 feet west of Camino Al Norte. The Assessor's Parcel Number is 124-33-702-001.

RECOMMENDATION:

The Development Services Department recommends that AMP-31-01 be denied because the proposal is inconsistent with the intent of the land use element of the Comprehensive Plan.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 4/10/02 Planning Commission meeting.

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

- ▶ Matthew Cregar, 4936 Goldeneye Way, North Las Vegas, Nevada 89031

Mr. Cregar asked Chairman Stone about the meaning of the continuance of this item.

Marc Jordan, Senior Planner, on behalf of staff, responded stating the applicant has submitted a letter requesting this item and the accompanying item #3 ZN-18-02 be continued.

Mr. Cregar stated he opposes this project as he does not care to have apartments next to his residence.

Chairman Stone asked Mr. Jordan if the residents will be notified.

Mr. Jordan replied that new notifications will not go out if the item is continued with a specific date.

- ▶ Robert Dunn, 1308 Seaside Drive, North Las Vegas, Nevada 89031

Mr. Dunn stated this is the second time this item is being continued and he opposes another continuance.

Chairman Stone asked staff if this is the second time this item has been continued.

Mr. Jordan responded that AMP-31-01 is the original Amendment to the Master Plan that was originally submitted for this, however the ZN, the zoning change that accompanies this item is a new zone change, therefore it is a new project on the same site.

- ▶ Winona Houk, 1350 Toramar, North Las Vegas, Nevada 89031

Ms. Houk stated she opposes this project as she feels it will lead to an increase in crime in the area.

- ▶ Ann Barnson, 1254 Taramar Street, North Las Vegas, Nevada 89031

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

- ▶ Joe Lucia, 1228 Hickory Grove Circle, North Las Vegas, Nevada 89031

Mr. Lucia stated he opposes this item as he feels it will decrease the value of his property.

- ▶ Bob Borgersen, 4751 Possum Berry, North Las Vegas, Nevada 89030

Mr. Borgersen stated he concurs with the comments of the other participants and opposes this project.

- ▶ Richard Rose, 5036 Milange, North Las Vegas, Nevada 89031

Mr. Rose stated he opposes this project as he does not want apartments that close to his home and he believes it will negatively affect the value of his house.

- ▶ Marco Velotta, 1320 W. Seaside Drive, North Las Vegas, Nevada 89031

Mr. Velotta stated he opposes this item as he believes it will increase the density of the neighborhood, thus increase traffic, crime and decrease the property values in the area.

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

Commissioner Tom Langford MOVED and Vice-Chairman Harry Shull SECONDED to CONTINUE AMP-31-01 to the 4/10/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/10/02.

Item #2 AMP-31-01 and Item #3 ZN-18-02 are related.

3) ZN-18-02 (5942) LA MADRE CONDOS (Public Hearing)

An application submitted by Taney Engineering on behalf of Camino Al Norte Ventures, LLC, property owner, for reclassification of property from an R-1 Single-Family Residential District to a Planned Unit Development District (PUD) consisting of 244 condominium units. The property is generally located at the northwest corner of Camino Al Norte and La Madre Way. The Assessor's Parcel Number is 124-33-702-001.

RECOMMENDATION

The Development Services Department recommends that ZN-18-02 be denied because the proposal is inconsistent with the purpose of the PUD zoning district, the PUD open space requirements cannot be met, and proposed density would be inappropriate at this location.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 4/10/02 Planning Commission meeting.

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

- ▶ Matthew Cregar, 4936 Goldeneye Way, North Las Vegas, Nevada 89031

Mr. Cregar asked Chairman Stone about the meaning of the continuance of this item.

Marc Jordan, Senior Planner, on behalf of staff, responded stating the applicant has submitted a letter requesting this item and the accompanying item #3 ZN-18-02 be continued.

Mr. Cregar stated he opposes this project as he does not care to have apartments next to his residence.

Chairman Stone asked Mr. Jordan if the residents will be notified.

Mr. Jordan replied that new notifications will not go out if the item is continued with a specific date.

- ▶ Robert Dunn, 1308 Seaside Drive, North Las Vegas, Nevada 89031

Mr. Dunn stated this is the second time this item is being continued and he opposes another continuance.

Chairman Stone asked staff if this is the second time this item has been continued.

Mr. Jordan responded that AMP-31-01 is the original Amendment to the Master Plan that was originally submitted for this, however the ZN, the zoning change that accompanies this item is a new zone change, therefore it is a new project on the same site.

- ▶ Winona Houk, 1350 Toramar, North Las Vegas, Nevada 89031

Ms. Houk stated she opposes this project as she feels it will lead to an increase in crime in the area.

- ▶ Ann Barnson, 1254 Taramar Street, North Las Vegas, Nevada 89031

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

- ▶ Joe Lucia, 1228 Hickory Grove Circle, North Las Vegas, Nevada 89031

Mr. Lucia stated he opposes this item as he feels it will decrease the value of his property.

- ▶ Bob Borgersen, 4751 Possum Berry, North Las Vegas, Nevada 89030

Mr. Borgersen stated he concurs with the comments of the other participants and opposes this project.

- ▶ Richard Rose, 5036 Milange, North Las Vegas, Nevada 89031

Mr. Rose stated he opposes this project as he does not want apartments that close to his home and he believes it will negatively affect the value of his house.

- ▶ Marco Velotta, 1320 W. Seaside Drive, North Las Vegas, Nevada 89031

Mr. Velotta stated he opposes this item as he believes it will increase the density of the neighborhood, thus increase traffic, crime and decrease the property values in the area.

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

Commissioner Tom Langford MOVED and Vice-Chairman Harry Shull SECONDED to CONTINUE ZN-18-02 to the 4/10/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/10/02.

4) UN-20-02 (6063) SNAPPY CHEYENNE, LLC (Public Hearing)

An application submitted by Snappy Cheyenne LLC on behalf of Mary Bartsas, property owner, for a use permit in a M-2 General Industrial District to allow a car wash facility. The property is generally located on the northeast corner of Cheyenne Avenue and Losee Road. The Assessor's Parcel Number is 139-11-404-001.

RECOMMENDATION:

The Development Services Department recommends that UN-20-02 be approved with the following conditions:

1. Standard conditions: 4, 8, 10, 11, and 12.
2. The applicant shall provide a traffic study update for the site.
3. The proposed facility shall conform to the Commercial Design Standards including but not limited to the following:
 - a. Accessory structures shall take on the character of the main building, using the same colors, materials, and style.
 - b. Any building design which utilizes a flat roof shall incorporate a parapet wall and/or a cornice element on all sides of the roof.
 - c. Buildings shall be finished in earth tone or neutral colors indigenous to the Las Vegas Valley and its surrounds.
 - d. Stone, stucco, colored or exposed aggregate or textured finish concrete, decorative block and brick are the preferred materials for building exteriors.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff has no objections to the proposed use, however according to the Commercial Design Standards metal buildings are not a part of the preferred materials, therefore as a condition of approval staff is recommending that the building be redesigned to comply with the Commercial Guidelines, specifically the materials for a commercial building.

Michael Bradshaw, 10814 Del Rudini Street, Las Vegas, Nevada 89141 appeared on behalf of the applicant who stated he concurs with staff's recommendations, with the exception of the condition regarding the metal building. He stated he does, in fact, have a metal building, and believes a metal building may be used, provided the building is completed with material that matches the existing items on the site.

Mr. Jordan stated that he has spoken with Mr. Bradshaw and the applicant is proposing to amend condition #3d to include additional language. He stated the Planning Commission has discretion, and the additional language is directly out of the Commercial Design Guidelines.

Mr. Bradshaw stated he concurs with staff's recommendations.

Commissioner Tom Langford asked the applicant if he will be using recycled water at this location.

Mr. Bradshaw stated the applicant is looking at reclaimed water at this time.

Commissioner Tom Langford stated that it appears that many car washes are beginning to come before the Planning Commission and he would prefer to see a standard requiring car washes to use recycled or reclaimed water for conservation.

Mr. Jordan stated the Planning Commission has discretion in the matter.

Jim Lewis, Deputy City Attorney, stated according to the special use permit conditions contained in the code, the Planning Commission has broad discretion over the proposed use, however he stated this may be something that would best be served as an ordinance change, but the Planning Commission still retains broad discretion and may exercise such on a case-by-case basis.

Commissioner Dean Leavitt MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE UN-20-02 per staff's recommendations subject to the following change:

Condition #3d Changed to Read: “Stone, stucco, colored or exposed aggregate or textured finish concrete, decorative block and brick are the preferred materials for building exteriors. **Simulated materials and building systems which provide a look which is similar to the preferred materials may also be acceptable.**”

The motion carried by UNANIMOUS vote.

5) UN-21-02 (6064) LAS VEGAS EUROPEAN AUTOMOTIVE (Public Hearing)

An application submitted by Las Vegas European Automotive LLC on behalf of Robert E. Petkin, property owner, for a use permit in a M-2 General Industrial District to allow an automobile repair facility. The property is located at 240 Commerce Park Court. The Assessor's Parcel Number is 139-10-710-007.

RECOMMENDATION:

The Development Services Department recommends that UN-21-02 be approved with the following conditions:

- Standard conditions: 4, 10, 11, and 12.
- All vehicles awaiting repair shall be screened from view by a masonry wall or approved landscape screen.
- All repairs shall be performed within a building.

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

Carl Volkmar, 4535 W. Sahara Avenue #200, Las Vegas, Nevada 89106 appeared on behalf of the applicant.

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

- ▶ Greg Robinson, 220 Commerce Park Court, North Las Vegas, Nevada 89032

Mr. Robinson stated he is concerned that this building does not store hazardous materials as well as the potential for an excessive number of vehicles and being parked inside the cul-de-sac reducing the resident's use of the cul-de-sac.

Chairman Stone closed the Public Hearing.

Mr. Volkmar stated the vehicles at this automotive facility are all high-end vehicles and will all be stored inside the building.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE UN-21-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

6) ZOA-04-02 (6052) HOUSE OF DELIVERANCE MINISTRIES (Public Hearing)

An ordinance amendment initiated by the House of Deliverance Ministering Team of Christ Church to amend

Title 17 of the North Las Vegas Municipal Code (Zoning Ordinance) to allow churches in commercial districts.

RECOMMENDATION:

The Development Services Department recommends that ZOA-04-02 be approved as follows:

- 17.20.100 Neighborhood Commercial District (C-1).
 - C. Special Uses Subject to Section 17.24.020.
(Add) ***Churches,***
- 17.20.110 General Commercial District (C-2).
 - C. Special Uses Subject to Section 17.24.020.
(Add) ***Churches,***

Note: Language shown in bold italics is proposed new language.

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

Pastor Betty Smith, 4116 W. Craig Road #101, North Las Vegas, Nevada 89032 appeared on behalf of the applicant and 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 Tom Langford SECONDED to APPROVE ZOA-04-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

7) SPR-04-02 (6065) CHEYENNE COMMERCE CENTER

An application submitted by Christine Radermacher on behalf of Harsch Investment, property owner, for a site plan review in a M-2 General Industrial District. The property is generally located at the northeast corner of

Cheyenne Avenue and Revere Street. The Assessor's Parcel Numbers are 139-10-401-002 and 139-10-401-003.

RECOMMENDATION:

The Development Services Department recommends that SPR-04-02 be approved subject to the following conditions:

1. Standard conditions: 1, 2, 4, 5, 6, 7, 8, 11, 15, 26, 27, 29, and 32.
2. The rock driveways shown as Site Plan Keynote #1 will not be allowed in the public right-of-way or in the area shown as an easement on Drawing Number 225 of the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements.
3. A merger and re-subdivision map or reversionary map is required. The property line between Lots 1 and 2 of Parcel map File 101, Page 39 bisects Building "E".
4. If the site will be developed as more than one lot, a shared access agreement is required. This agreement must be reviewed by the Real Property Services. Contact JoMar C. Alwes, SR/WA at 633-1640 for additional information.
5. A blanket easement which recorded August 21, 1966 as Document Number 735:590834 must be vacated prior to development.
6. Provide four (4) inch schedule 40 PVC fiber optic conduit on Cheyenne Avenue and three (3) inch schedule 40 PVC fiber optic conduit on Revere Street.
7. Dedication of right-of-way for a bus turn out is required on Revere Street north of Cheyenne Avenue.
8. The developer will be required to sign and / or stripe a bicycle route on Revere Street.
9. In order for it to be full access, the driveway on Cheyenne Avenue must be 660' from the intersection of Cheyenne Avenue and Revere Street.
10. A median on Cheyenne Avenue will be required.
11. The southerly driveway on Englestad Street must be a minimum of 32' wide.
12. Provide a truck staging area on site. Contact the Traffic Engineer at 633-1238 for additional information.
13. Roadway easements will be required for the commercial driveways.
14. The industrial building complex shall comply with the Industrial Design Guidelines including but not limited to an administrative staff review of alternative screening methods for mechanical and electrical rooftop equipment, with the exception that parking is permitted in front of the buildings.

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

Fred Van Domelen, 3933 S. W. Kelly, Portland, Oregon 97201 appeared on behalf of the applicant.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE SPR-04-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

Vice-Chairman Harry Shull abstained from voting on this item due to a business interest.

8) T-872 (6067) NORTH MEADOWS II

An application submitted by Celebrate Homes on behalf of Celebrate Homes XII LLC, property owner, for a

review of conditions for a previously approved tentative map in an R-1 Single-Family Residential District. The property is generally located at the southwest corner of Lone Mountain Road and Clayton Street. The Assessor's Parcel Number is 139-05-501-004.

RECOMMENDATION:

The Development Services Department recommends that the request to amend condition #3 be denied, because in accordance with the Single Family Design Standards only perimeter and corner side lot landscaping is required to be maintained by a homeowners' association and shown as a common lot.

The application was presented by Mary Aldava, Associate Planner, on behalf of staff who indicated that on April 11, 2002 the Planning Commission approved a tentative map for North Meadows II. The applicant proposed to develop a 195-lot single family detached residential subdivision. She stated the applicant, with this application, is requesting to amend condition #3 as approved by the Planning Commission. Condition #3 is as follows: "all landscaped areas shall be shown as a common element on the final map." Mrs. Aldava stated the applicant is requesting the condition be amended to read: "that all perimeter landscaping areas shall be shown as a common element on the final map." She stated that if condition #3 were to be amended as requested by the applicant, the common areas would only include the perimeter landscaping along Lone Mountain Road and Clayton Street, which would exclude 22 corner side landscaped lots from being shown as a common element on the final map. Mrs. Aldava stated the Development Services Department recommends that the request to amend condition #3 be denied because in accordance with the Single Family Design Standards only perimeter and corner side lot, landscaping is required to be maintained by a Home Owners Association and shown as a common lot.

Dean Rasmussen, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant.

Chairman Nelson Stone stated he supports changing the language on condition #3 as requested by the applicant.

This related item was heard at the Planning Commission meeting of 4/11/01 Item #16 T-872. Condition #3 of that item reads as follows:

Condition #3: That all landscape areas shall be shown as a common element on the final map.

Chairman Nelson Stone MOVED and Commissioner Scott Albright SECONDED to APPROVE T-872 per staff's recommendations subject to the following change:

Condition #3 Changed to Read: "That all PERIMETER landscape areas shall be shown as a common element on the final map."

The motion carried by MAJORITY vote with Vice-Chairman Harry Shull abstaining from voting on this item due to a business interest.

9) T-901 (6066) SENECA FALLS V

An application submitted by Seneca Falls V on behalf of Theresa A Nixon et al., property owner, for a tentative map review in an R-1 Single Family Residential District. The property is generally located northwest corner of Gowan Road and Allen Lane. The Assessor's Parcel Numbers are 139-07-602-001, 139-07-610-022, 139-

RECOMMENDATION:

The Development Services Department recommends that T-901 be approved subject to the following conditions:

1. Standard conditions:1, 2, 4, 5, 7, 11, 15, 17, 18, 19, 26, 27, 29, 31 and 32.
2. The developer shall comply with the single family design standards.
3. That perimeter and corner side landscape areas shall be shown as common elements on the final map.
4. The drainage and utility easement shall be revised as a public pedestrian access/drainage/public utility easement that conforms to North Las Vegas Municipal Code Section 17.24.210.D.4.a (Single Family Design Standards).
5. Dedication of right-of-way is required for a bus turn out on Gowan Road west of Allen Lane.
6. Three inch (3") schedule 40 PVC fiber optic conduit is required in Gowan Road and Allen Lane. Contact the NLV Traffic Engineer at 633-1238 for additional information.
7. A merger and resubdivision map will be required.
8. Five copies of a revised tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

The application was presented by Mary Aldava, Associate Planner, on behalf of staff who indicated staff is recommending approval of this item subject to eight (8) conditions. She also stated there is an additional condition #9 that was left out of the original staff report with reads:

Condition #9: All residential units shall be equipped with fire sprinklers unless the applicant provides an acceptable alternative to the City of North Las Vegas prior to recording the final map."

David Turner, 1210 Hinson Street, Las Vegas, Nevada 89102 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Dean Leavitt MOVED and Commissioner Tom Langford SECONDED to APPROVE T-901 per staff's recommendations subject to the following change:

Condition #9 Reads: "All residential units shall be equipped with fire sprinklers unless the applicant provides an acceptable alternative to the City of North Las Vegas prior to recording the final map."

The motion carried by UNANIMOUS vote.

10) FDP-13-01 (5531) CENTENNIAL/REVERE

An application submitted by Centex Homes, property owner, for a Final Development Plan review in a Planned Unit Development District (PUD) consisting of 267 Single-Family homes. The property is generally located at the northeast corner of Centennial Parkway and Revere Street. The Assessor's Parcel Number is 124-22-401-001.

RECOMMENDATION:

The Development Services Department recommends that FDP-13-01 be approved and forwarded to the City Council for final consideration subject to the following conditions:

1. Standard conditions: 4 and 11.
2. The applicant shall comply with all conditions of approval for the Planned Unit Development (ZN-24-01).
3. The applicant shall comply with all conditions of approval for the Tentative Map (T-878).
4. Trees shall be provided between the back of curb and the meandering sidewalk.
5. All trees within the perimeter landscaping shall be 24-inch box trees (minimum 1 ½ caliper measured at 4 ½ feet above the root ball) in accordance with the Single Family Design Guidelines.
6. All turf areas within the perimeter landscaping shall have a minimum width of six feet.
7. Final landscaping and irrigation plans shall be subject to staff review and approval.
8. The applicant shall comply with the landscaping requirements outlined in the Single Family Design Guidelines. Final landscaping and irrigation plans shall be subject to staff review and approval.
9. The perimeter wall shall be constructed of the preferred materials outlined in the Single Family Design Guidelines (stone, decorative block, slump stone or wrought iron when used as a secondary or decorative material at the top of the wall). Stucco shall be prohibited.
10. Play equipment for the 5 - 12 year old age group shall be included within the park areas located at the northwestern and central open space areas. Such play equipment shall be subject to review and approval by the Parks and Recreation Department.
11. Additional covered sitting and/or picnic shelters shall be provided near the playground and the tot lots, subject to review and approval by the Parks and Recreation Department.
12. All tot lots shall contain actual play equipment along with spring animals and provided with the proper safety surface under all equipment, subject to review and approval by the Parks and Recreation Department.
13. Revise the 100' Public Street Section, Centennial Parkway, to accurately show the location of the proposed 10' X 6' storm drain facility.
14. The 20' Utility and Drainage easement between Lots 61 and 62 must be revised to a public pedestrian access/drainage/public utility easement that conforms to North Las Vegas Municipal Code 17.24.210.D.4.a.
15. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording of the final map.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval of this item subject to fifteen (15) conditions.

Dean Rasmussen, 3068 E. Sunset Road Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE FDP-13-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

OLD BUSINESS

11) 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.

This item was continued from the January 23rd Planning Commission meeting at the request of the Public Works Department, which has requested that the proposed vacation apply to the entire length of Universal Drive, and not just the portion adjacent to the applicant's property. The applicant has submitted a revised letter of intent and legal description for the proposed vacation in order satisfy the concerns of the Public Works Department.

RECOMMENDATION

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

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

Kimanh Le, 5900 Emerald Avenue Suite A, Las Vegas, Nevada 89122 appeared on behalf of the applicant.

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

- ▶ Olga McDaniel, 3892 Vista Largo Drive, Las Vegas, Nevada 89121

Ms. Mc Daniel stated she is pleased with this project as it will increase her property value.

Chairman Stone closed the Public Hearing.

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

The motion carried by **UNANIMOUS** vote.

12) 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 originally continued from the January 9, 2002, Planning Commission meeting at the request of the applicant to the January 23, 2002, meeting. This application was submitted in conjunction with an amendment to the Comprehensive Plan (AMP-01-02) for Neighborhood Commercial which was approved by the Planning Commission on January 23, 2002.

During the meeting there was discussion regarding the possibility of amending the application to reduce the amount of land proposed for rezoning. The applicant's representative requested that this item be continued for 30 days to allow for time to meet with the property owners. Presently, no new information has been provided.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 3/13/02 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 is heard in its entirety.

Commissioner Tom Langford MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE ZN-04-02 to the 3/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 3/13/02.

Item #13 AMP-09-02 and Item #14 ZN-14-02 are related.

13) 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.

This item was continued from the January 23, 2002, Planning Commission meeting at the request of the applicant.

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

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 participant came forward:

- ▶ Mindy Unger-Wadkins, of Robison Seidler, Inc. Henderson, Nevada 89014
(no complete address given)

Ms. Unger-Wadkins stated she is neither in favor or opposed to this project. She wanted to state that she will be before the Planning Commission in the near future on an item in the same area.

Chairman Stone closed the Public Hearing.

Vice-Chairman Harry Shull **MOVED** and Chairman Nelson Stone **SECONDED** to **APPROVE** AMP-09-02 per staff's recommendations.

The **MOTION TO APPROVE FAILED** with Commissioner Tom Langford and Commissioner Scott Albright voting against the motion.

Commissioner Tom Langford **MOVED** and Commission Scott Albright **SECONDED** to **DENY** AMP-09-02 per staff's recommendations.

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

The item goes forward to City Council with NO RECOMMENDATION.

Item #13 AMP-09-02 and Item #14 ZN-14-02 are related.

14) 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.

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.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending denial of this item as the rezoning is not justified by changed or changing conditions since the

adoption of the Comprehensive Plan in June 1999.

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. No participants came forward. Chairman Stone stated that the statements from the participant on the previous Item #13 AMP-09-02 are to be included in this item.

- ▶ Mindy Unger-Wadkins, of Robison Seidler, Inc. Henderson, Nevada 89014
(no complete address given)

Ms. Unger-Wadkins stated she is neither in favor or opposed to this project. She wanted to state that she will be before the Planning Commission in the near future on an item in the same area.

The Public Hearing was closed.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Tom Langford SECONDED to DENY ZN-14-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

15) ZN-10-02 (5788) CENTURY ONE (Public Hearing)

An application submitted by Centex Homes on behalf of Centennial Parkway - Commerce, LLC., property owner, for reclassification of property from an R-E Ranch Estates District to a Planned Unit Development District (PUD) consisting of 90 Single-Family Homes. The property is generally located at the southeast corner of Centennial Parkway and Revere Street. The Assessor's Parcel Number is 124-27-101-002.

RECOMMENDATION:

The Development Services Department recommends that ZN-10-02 be denied as the proposed development does not meet the minimum standards for a single-family residential neighborhood.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending denial of this item. He stated the applicant has submitted a revised preliminary development plan to staff for review which is routed to the other departments within the City, however staff has not had time yet to accurately review that project, therefore if the applicant wishes to move forward with this particular

site plan, staff's recommendation is for denial, however if the applicant chooses to go with the revised site plan, staff's recommendations is for a 30-day continuance to allow staff time to review that site plan and to write a revised staff report or memorandum addressing the item that can be forwarded to the Planning Commission in time for their review.

George Garcia, 2501 N. Green Valley Parkway Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who stated he wants to clarify that he is going with the revised request which has been submitted to staff which he understands staff has not had adequate time to review the new plan, however he feels a 30 day continuance will be a hardship on the applicant. Mr. Garcia stated that previously a PUD was approved on this corner for a 90-lot subdivision. He stated the current revised plan which has been submitted to staff is a drastic revision from what was previously approved, and that is this is now an 87-lot instead of a 90-lot, with an average density that is 5.4 units to the acre as opposed to 5.6. Mr. Garcia stated the applicant has also added amenities such as a picnic table, tot lots, basketball courts, volleyball courts, along with open areas with substantial amount of landscaping.

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

Commissioner Tom Langford stated the Planning Commission has a standing rule of not allowing designing at the podium and the revised plan that Mr. Garcia is referring to is not the plan before the Planning Commission and he supports staff's recommendation of a 30-day continuance.

Brad Burns, 3600 N. Rancho Drive, Las Vegas, Nevada 89130 appeared on behalf of the applicant.

Mr. Garcia stated that the revised plan was turned in and he did not know staff did not have time to review, and he understands staff needs more time therefore he agrees with the continuance.

Commissioner Tom Langford MOVED and Vice-Chairman Harry Shull SECONDED to CONTINUE ZN-10-02 to the 3/27/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 3/27/02.

16) UN-17-02 (5864) KINGDOM HALL (Public Hearing)

An application submitted by Peter C. Ostrom and Raul Payan, property owners, for a use permit in an R-E Ranch Estates District to allow a church. The property is generally located at the northwest corner of Red Coach Avenue and Ferrell Street. The Assessor's Parcel Number is 139-05-106-003.

RECOMMENDATION:

The Development Services Department recommends that UN-17-02 be approved subject to the following conditions.

1. Standard Conditions 3, 4, 7, 8, 10, 11, 12, 15, 26, 27, 29, 31 and 32.
2. The development shall comply with the Commercial Development Design Standards, except that the landscape buffer along the western property line shall be reduced from 20 feet to 10 feet. All other aspects of the landscaping requirements shall be met.

3. Dedication of the following rights-of-way is required:
 - a. Thirty feet (30.0') for Ferrell Street along with the associated spandrel at Red Coach Avenue.
 - b. Cul-de-sac on Wedo Way Per Uniform Drawings for Public Works' Construction Off-Site Improvements Drawing Number 212.

The application was presented by Mary Aldava, Associate Planner, on behalf of staff who indicated this item was continued from the Planning Commission meeting of February 13, 2002 to allow the applicant time to submit revised site plans. She stated the applicant has submitted revised site plans and the proposed church has been relocated to the street corner as recommended by staff and the structure meets the minimum 20-foot setback requirements for religious institutions as required by the Municipal Code. The proposed auditoriums accommodate 444 people and 142 parking spaces will be provided which exceeds the minimum requirement. Mrs. Aldava stated the applicant has submitted a request to allow a 10-foot landscape buffer area adjacent to the residential property to the west in lieu of the 20-foot landscape buffer area required by the Commercial Development Design Standards. She stated the applicant is requesting this waiver to be certain that more than enough parking is provided so there will never be a need for anyone to park off premise. She stated the Development Services Department recommends this item be approved subject to three (3) conditions.

Peter Ostrom, 1412 Crystal View Drive, North Las Vegas, Nevada 89032 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Raul Payan, 2960 Maverick Street, Las Vegas, Nevada 89108 appeared on behalf of the applicant.

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

Commissioner Scott Albright asked staff if the applicant is required to shield the lighting so as to not allow lighting to spill over to the adjacent residents.

Commissioner Scott Albright MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-17-02 per staff's recommendations subject to the following change:

Condition #4 Added to Read: "Shields shall be placed on the lights with the parking lot."

The motion carried by UNANIMOUS vote.

17) UN-18-02 (5900) TIM C. AYALA (Public Hearing)

An application submitted by Tim C. Ayala on behalf of Roberto Paredes, property owner, for a use permit in a C-2 General Commercial District to allow an automobile washing establishment. The property is located at 2987 N. Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-506-002.

RECOMMENDATION:

The Development Services Department recommends that UN-18-02 be approved with the following conditions:

1. Standard conditions: 4, 6, 8, 10, and 11.
2. The proposed development shall comply with the Commercial Design Standards, including but not limited to the following:

Provide additional landscaping in the parking lot, include landscaped islands every 15 spaces of continuous parking area.

Orient the proposed car wash to the corner of the lot fronting on Griswold Street.

3. The facility will be required to construct a sand/oil interceptor and sampling manhole pursuant to City of North Las Vegas specifications. If an acceptable sand/oil interceptor exists for the facility, the facility is still required to construct a sampling manhole pursuant to the specification. To obtain a copy of the specifications, please contact Teri McGuinness at 633-1374.
4. 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>
5. Provide queuing storage for the car wash. Contact Madeline Jabbour, Transportation Analyst, at 633-1547 for additional information.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval of this item subject to five (5) conditions.

Tim Ayala, 4600 Sunset Road Suite 148, 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 Tom Langford asked the applicant if he will be using recycled or reclaimed water for the car wash.

Mr. Ayala stated at this time he does not know.

Commissioner Langford stated he would like to add a condition requiring the applicant to use reclaimed or recycled water in the car wash.

Commissioner Tom Langford MOVED and Chairman Nelson Stone SECONDED to APPROVE UN-18-02 per staff's recommendations subject to the following change:

Condition #6 Added to Read: "The applicant must use reclaimed or recycled water in the car wash."

The motion carried by UNANIMOUS vote.

18) UN-19-02 (5902) BRENT MOSER (Public Hearing)

An application submitted by Brent Moser on behalf of Catherine Afflito, property owner, for a use permit in an R-E Ranch Estates District to allow a 1,600 square foot metal accessory structure where 1,200 square feet is the maximum allowed. The property is located at 5202 Willis Street. The Assessor's Parcel Number is 124-31-604-006.

RECOMMENDATION:

The Development Services Department recommends that UN-19-02 be denied because the overall appearance of the accessory building does not match the overall appearance of the principle structure.

This item was continued from the February 13, 2002, Planning Commission meeting to allow the applicant time to meet with staff.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff originally recommended denial of this item, but the applicant has made some changes which now staff is recommending approval of this item subject to three (3) conditions:

1. Paved access to the accessory structure is required.
2. The approved architectural metal panel and architectural trim package is to be used for siding and roof materials.
3. Building colors are subject to staff review prior to construction.

Brent Moser, 5202 Willis Street, North Las Vegas, Nevada 89031 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE UN-19-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

19) ZN-16-02 (5843) AHERN RENTALS (Public Hearing)

An application submitted by Frank and Sue Bella, property owners, for reclassification of property from an R-E Ranch Estates District to a C-2 General Commercial District. The property is generally located at the northeast corner of Centennial Parkway and Goldfield Street. The Assessor's Parcel Number is 124-22-801-013. A complete legal description is on file with the Development Services Department.

RECOMMENDATION:

The Development Services Department recommends that ZN-16-02 be continued indefinitely to allow the City Council to affirm the amendment to the Comprehensive Plan for the areas along Centennial Parkway.

Otherwise the Development Services Department recommends that ZN-16-02 be denied as the proposed commercial development does not comply with the commercial land use study adopted by the Planning Commission.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that presently the Comprehensive Plan does designate this area as Community Commercial. He stated staff recommended that this item be continued to allow the City Council time to consider the amendment to the Comprehensive Plan for the Centennial corridor, however that item has been continued by the City Council. He stated that at the Planning Commission meeting it was determined that approximately 60 acres of commercial may be

more appropriately zoned at this site, and those 60 acres were also very site specific. Mr. Jordan stated the subject site is not located within that area, therefore staff's recommendation is still for an indefinitely continuance of this item to allow the City Council time to consider the amendment to the Comprehensive Plan regarding the Centennial Commercial Corridor study.

Don Ahern, 8621 Scarsdale, Las Vegas, Nevada 89117 appeared on behalf of the applicant.

Bill McKeon, 5717 New Seabury Court, Las Vegas, Nevada 89122 appeared on behalf of the applicant.

Chairman Nelson Stone asked the applicant if he is in agreement with staff's recommendation for a continuance.

Mr. Ahern stated he would prefer to see this item voted on rather than being continued.

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

Mr. Jordan stated the Planning Commission can, if it so desires, amend the application to the C-1 District.

Chairman Stone asked the applicant to confirm that he is not willing to consider agreeing to a continuance.

Mr. Ahern replied that he wants to cooperate and will agree to a continuance.

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Harry Shull SECONDED to CONTINUE ZN-16-02 to the 3/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

20) ZOA-03-02 (5863) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 of the North Las Vegas Municipal Code (Zoning Ordinance) to regulate cellular tower placement, setbacks, impacts, construction and modification.

The draft of the Telecommunications Tower and Facilities Regulatory Ordinance, otherwise known as the Cell Tower Ordinance, has been revised according to comments received at the February 13, 2002 Planning Commission Meeting. Staff is recommending approval of the revised ordinance draft.

The application was presented by Steve Baxter, Planning Manager, on behalf of staff and the applicant, who is the City of North Las Vegas. He stated this item was previously reviewed by the Planning Commission. He stated staff is recommending approval of this item.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Dean Leavitt SECONDED to APPROVE ZOA-03-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

21) SPR-03-02 (5905) CHEYENNE VILLAS, LLC

An application submitted by Cheyenne Villas, LLC, property owner, for a site plan review in an R-3 Multi-Family Residential District to allow an apartment complex. The property is located at 2630 E. Cheyenne Avenue. The Assessor's Parcel Numbers are 139-12-401-002 and 139-12-401-004.

RECOMMENDATION

The Development Serviced Department recommends that SPR-03-02 denied because the proposed development is inconsistent with the Zoning Ordinance and Multifamily Design Standards.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 3/13/02 Planning Commission meeting.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE SPR-03-02 to the 3/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 3/13/02.

22) SPR-28-01 (5147) NORTHSTAR BUSINESS CENTER

An application submitted by James E. Stroh, Architect, Inc., on behalf of Pat Lamers, Vegas Industrial Development, LLC, Richard & LaDawn Peterson, Juel Parker, Darlene Parker, Douglas Albright, Loren & Arlene Peiterson, Parker Ranches, Charles & Valerie Dimick and Brent & Julie Rae Parker, et.al., property owners, for a site plan review in an M-2 General Industrial District to allow a 117,454 square foot office park. The property is generally located at the southwest corner of Craig Road and Lamb Boulevard. The Assessor's Parcel Numbers are 140-06-610-026, 140-06-701-012 and 140-06-701-014.

RECOMMENDATION

The Development Services Department recommends that this project be continued indefinitely in order for the applicant to address concerns regarding the perimeter landscaping and the concerns of the Public Works Department.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 3/13/02 Planning Commission meeting.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE SPR-28-01 to the 3/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

23) UN-10-02 (5678) WATERBROOK PLAZA (Public Hearing)

An application submitted by John David Burke, Architect, on behalf of Simon & Lake Properties, LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow the “on-sale” of alcoholic beverages in conjunction with a restaurant. The applicant is also requesting waivers of the Commercial Design Standards requiring twenty (20) feet of landscaping along Simmons Street; six (6) feet of foundation landscaping; and placing pad development at the front of the site. The property is generally located at the southeast corner of Lake Mead Boulevard and Simmons Street. The Assessor’s Parcel Number is 139-20-602-002.

The Planning Commission continued the use permit to examine the floor plan of the proposed tavern and restaurant. The proposed floor plan contains seating for 176 at tables or booths and 15 seats located around the bar; for a total of 191 seats. Approximately half of the seating is proposed for tavern seating.

Under Title 5 the proposed use is classified as a tavern. As the use is classified as a tavern instead of a restaurant the required parking for the use must be recalculated. A bar or nightclub requires one off-street parking space for every 50 feet of floor area. This requires an additional 64 off-street spaces, for a total of 105 off-street spaces. The development proposes a total of 37 off-street parking spaces for the tavern and a total of 175 for the entire site. As the proposed site did not meet the required parking standard, a new site plan should be submitted to comply with the additional parking requirements.

As a new site plan has not been submitted that conforms with the parking or commercial design standards, UN-10-02 should be continued to allow the applicant time to submit revised site plans.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 3/13/02 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 is heard in its entirety.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE UN-10-02 to the 3/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 3/13/02.

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:

Jim Stubler, Acting Director of Development Services, stated the City Council sought the Planning Commission's opinion on the City's prohibition on enclosing garages.

CHAIRMAN'S BUSINESS:

None

ADJOURNMENT:

9:10 PM

A motion to ADJOURN the February 27, 2002 meeting of the Planning Commission of the City of North Las Vegas was made by Chairman Nelson Stone. Commissioner Dean Leavitt SECONDED the motion.

Nelson Stone, Chairman

ATTEST:

Ted Karant, Recording Secretary