

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

March 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 - Present
Tom Langford - Present
Nelson Stone - Present
Harry Shull - **Absent**
Marilyn Kirkpatrick - Present
Scott Albright - **Absent**

STAFF PRESENT:

Steve Baxter, Planning Manager
Marc Jordan, 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 Tom Langford

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 March 13, 2002.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to APPROVE the minutes of the March 13, 2002 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-36-02 (6551) CVS PHARMACY

Accept the Commercial Developments Off-Site Improvements Agreement by Gustine Properties, Inc., and accept the Off-Site Improvements Bond in the amount of \$160,368.51.

B) PW-37-02 (6552) ALLEN SUBSTATION

Accept the Commercial Developments Off-Site Improvements Agreement by Nevada Power Company and accept the Off-Site Improvements Bond in the amount of \$107,000.00.

C) PW-38-02 (6553) HOMETOWN WEST, UNIT 4

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Greystone Nevada, LLC, Inc., and accept the Subdivision Bond in the amount of \$153,259.48.

D) PW-39-02 (6554) CREEKSIDE ONE, UNIT 5

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Centex Homes and accept the Subdivision Bond in the amount or \$678,405.70.

E) PW-40-02 (6555) ST. ANDREWS PLACE

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 \$159,026.45.

F) PW-41-02 (6556) CRAIG ROAD INDUSTRIAL PARK

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Developers Surety and Indemnity Company to release the Subdivision Bond in the amount of \$80,555.60.

G) PW-42-02 (6557) TEMPO 1

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Leavitt Insurance Company to release the Subdivision Bond in the amount of \$392,833.00.

H) RN/01-08-02 (6589) DEEDS OF DEDICATION

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

Commissioner Dean Leavitt MOVED and Commissioner Anita Wood SECONDED to APPROVE Consent Agenda Items A through H.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

Item #1 amp-23-02 and #2 ZN-47-02 are related.

1) AMP-23-02 (6354) REVERE/GOWAN (Public Hearing)

An application submitted by Richmond American Homes of Nevada, Inc. on behalf of Revere, L.L.C., property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Light Industrial to MDR Medium Density Residential. The property is generally located at the southeast corner of Revere Street and Gowan Road. The Assessor's Parcel Numbers are 139-10-302-001 and 139-10-302-004.

RECOMMENDATION:

The Development Services Department recommends that AMP-23-02 be approved to amend the Comprehensive Plan land use designation for the subject site to Medium Density Residential.

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. No participants came forward. He stated the Public Hearing shall remain open until such time the item is heard in its entirety.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to CONTINUE AMP-23-02 to the 4/10/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 04/10/02.

Item #1 amp-23-02 and #2 ZN-47-02 are related.

2) ZN-47-02 (6355) REVERE/GOWAN (Public Hearing)

An application submitted by Richmond American Homes of Nevada, Inc. on behalf of Revere, L.L.C., property owner, for reclassification of property from an M-2 General Industrial District to a Planned Unit Development District (PUD) consisting of 124 Single-Family Homes. The property is generally located at the southeast corner of Revere Street and Gowan Road. The Assessor's Parcel Numbers are 139-10-302-001 and 139-10-302-004.

RECOMMENDATION:

The Development Services Department recommends that ZN-47-01 be continued indefinitely to allow the applicant time to submit a revised preliminary development plan that shows compliance with all codes and ordinances.

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 participant came forward:

- ▶ Willie Mae Scott, 832 Mandolin Way, North Las Vegas, Nevada 89030

Ms. Scott stated she is concerned about the price of the new homes in this project and the potential impact on the value of her home.

Chairman Stone replied that the Planning Commission has no position on the price or value of homes.

Marc Jordan, Senior Planner, concurred with Chairman Stone's statements.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE ZN-47-02 to the 4/10/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/10/02.

3) ZOA-05-02 (6357) LONE MOUNTAIN/COMMERCE (Public Hearing)

An ordinance amendment initiated by William Lyon Homes, Inc. to amend Section 17.20.040(F) (1) of Title 17 of the North Las Vegas Municipal Code (Zoning Ordinance) to allow a garage front setback of eighteen (18) feet when located within the bulb portion of a cul-de-sac.

RECOMMENDATION:

The Development Services Department recommends that ZOA-05-02 be denied because it could create an unsafe pedestrian environment and would not encourage development of dwelling units in compliance with the Single Family Design Standards.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated attachment with the staff report shows only a portion of the garage actually being setback at 18 feet, and the remaining portion of the garage being setback at 23 feet or more, depending on the angle of the house. He stated after reviewing this item staff is recommending denial of the proposed ordinance amendment for several reasons, such as if there is an 18 foot setback for garages it would typically be conceived that the entire garage could be setback 18 feet, and not so much angled, and with the typical vehicle length being in excess of 17 feet or longer, if it were parked within the driveway the potential exists of the vehicle extending onto the sidewalk and if pedestrians walk around it they may end up walking out into the street, creating an unsafe environment. He also stated the Single Family Design Guidelines recommends that the garage be setback two (2) feet from the front plane of the house, as well as a couple recent ordinance amendments that would help encourage that design, one being to allow side loaded garages that could be setback 15 feet, or another one being to allow the living space be setback 15 feet provided the garage is setback 20 feet. Mr. Jordan stated the proposed ordinance amendment would actually be going into the opposite direction of which the Single Family Design Standards are attempting to do and encourage the recess of the garage and not having so much of a garage-dominated street front, therefore staff is recommending this item be denied.

Ed Taney, of Taney Engineering, 4445 S. Jones Boulevard Suite 1, Las Vegas, Nevada 89103 appeared on behalf of the applicant who stated this is being done in the City of Henderson presently, as well as other jurisdictions.

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

Commissioner Tom Langford stated that even though these things may be present in other jurisdictions, this is the City of North Las Vegas and as such the City has the right to set its own guidelines, and he does not support this amendment.

Commissioner Anita Wood stated she feels if this amendment were approved it would set a dangerous precedent whereby other applicants in the future may seek an even greater amendment for the setback.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to DENY ZOA-05-02 per staff's recommendations.

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

The item was DENIED.

4) UN-43-94 (1637) SPRINT CELLULAR (Public Hearing)

An application submitted by Verizon Wireless on behalf of the City of North Las Vegas, property owner, for an annual review of a use permit in an R-1 Single Family Residential District for a 110-foot high cellular radio transmission facility. The property is generally located on the west side of Allen Lane approximately 566 feet north of El Campo Grande Avenue. The Assessor's Parcel Number is 124-30-701-003.

RECOMMENDATION:

The Development Services Department recommends that UN-43-94 be continued for a 90-day period to allow the applicant sufficient time to complete the construction of the wall and landscaping as requested by the Department of Public Works.

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

Randy Cagle, Public Works Department for the City of North Las Vegas, represented the applicant who stated he concurs with continuing this item.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Tom Langford SECONDED to CONTINUE UN-43-94 to the 6/26/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/26/02.

Item #5 AMP-22-02 and #6 ZN-45-02 are related.

5) AMP-22-02 (6352) CAMINO AL NORTE & WASHBURN (Public Hearing)

An application submitted by Tiberti-Blood on behalf of the Shearing Family 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. The property is generally located at the northwest corner of Camino al Norte and Washburn Road. The Assessor's Parcel Number is 124-33-601-011.

RECOMMENDATION:

The Development Services Department recommends that AMP-22-02 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.

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

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 AMP-22-02 per staff's recommendations.

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

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to **DENY** AMP-22-02.

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

Item #5 AMP-22-02 and #6 ZN-45-02 are related.

6) ZN-45-02 (6351) CAMINO AL NORTE & WASHBURN (Public Hearing)

An application submitted by Tiberti-Blood on behalf of the Shearing Family Trust, property owners, for reclassification of property from an R-1 Single-Family Residential District to a C-P Professional Office Commercial District. The property is generally located at the northwest corner of Camino al Norte and Washburn Road. The Assessor's Parcel Number is 124-33-601-011.

RECOMMENDATION:

The Development Services Department recommends that ZN-45-02 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.

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

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 DENY ZN-45-02.

The motion carried by MAJORITY vote with Chairman Nelson Stone and Commissioner Marilyn Kirkpatrick voting against the item.

7) ZN-20-02 (6189) LOTUS BROADCASTING (Public Hearing)

An application submitted by Integrity Engineering on behalf of the Lotus Broadcasting Corporation,

property owner, for reclassification of property from an R-1 Single-Family Residential District to a Planned Unit Development District (PUD) consisting of a radio antenna not to exceed 250 feet in height with supporting equipment or office/warehouse development. The property is located west of Martin Luther King Boulevard and approximately 600 feet south of Brooks Avenue. The Assessor's Parcel Numbers are 139-16-201-003 and 139-16-210-004, 139-16-210-005, 139-16-210-006, 139-16-210-007 and 139-16-210-008.

RECOMMENDATION:

The Development Services Department recommends that ZN-20-02 be approved for permanent "hard zoning" to the PUD Planned Unit Development District by ordinance with the following as conditions of the PUD Planned Unit Development District.

1. Standard conditions 1, 2, 5, 11, 15, 17, 26, 27, 29, 31 and 32.
2. A final development plan shall be required to be reviewed and approved by the Planning Commission.
3. Development of the site shall comply with the industrial design guidelines, including, but not limited to the following: Twenty feet of landscaping shall be provided next to Martin L. King Boulevard and the interior street.
3. Landscaping shall be required next to Martin L. King Boulevard with the first phase of development.
4. Landscaping next to Martin L. King Boulevard shall be similar to the approved landscaping scheme and materials for the street medians in Martin L. King Boulevard.
5. A perimeter wall shall be required with the first phase of development. That portion of the wall adjacent to any public street shall be decorative and subject to staff review and approval.
6. Outside storage shall be prohibited on any lot within the development.
7. The minimum building setback for the front and corner sides shall be 30.
8. All buildings shall not exceed 45 feet in height.
9. All buildings within the development shall share architectural themes and color schemes.
10. The radio tower shall not exceed 250 feet in height.
11. If the applicant chooses, cellular facilities may be located on the radio tower.
12. A merger and resubdivision map is required.
13. Driveway number and location are subject to review and approval by the City of North Las Vegas traffic engineer.
14. The applicant must file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA Western Pacific Region, and obtain a permit from the Clark County Director of Aviation. Any structures greater than 2,353 feet above mean sea level at the subject property must obtain a Variance from the Airport Hazard Areas Board of Adjustment (AHABA).

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval of this item subject to 14 conditions. He stated that one of the conditions requires

a change: Condition #4 Changed to Read: “The minimum building setback for the front and corner sides shall be 30 feet.”

Ernest Freggiaro, of Integrity Engineering, 2480 E. Tompkins Avenue #232, Las Vegas, Nevada 89121 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 Marilyn Kirkpatrick SECONDED to APPROVE ZN-20-02 per staff’s recommendations subject to the following change:

Condition #4 Changed to Read: “The minimum building setback for the front and corner sides shall be 30 feet.”

The motion carried by UNANIMOUS vote.

Item #8 AMP-21-02 and #9 ZN-44-02 are related.

8) AMP-21-02 (6347) NORTH 5TH MARKETPLACE (Public Hearing)

An application submitted by Consolidated Property Group LLC, property owner, for an Amendment to the

Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Convenience Commercial. The property is generally located at the southwest corner of Ann Road and North 5th Street. The Assessor's Parcel Number is 124-34-502-001.

RECOMMENDATION:

The Development Services Department recommends that AMP-21-02 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 Robert Eastman, Associate Planner, on behalf of staff who indicated staff is recommending denial 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.

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

- ▶ Robert Combs, 555 E. El Campo, North Las Vegas, Nevada 89031

Mr. Combs stated he wanted to make sure the applicant was aware of the pig farm across the street and the occasional odor that comes from there.

Chairman Stone closed the Public Hearing.

Commissioner Tom Langford stated he thinks this is a good plan, but he does not think it is wise to place a convenience store in this area due to the high school nearby, as well as the odor from the pig farm.

Commissioner Anita Wood stated she concurs with Commissioner Langford's statements.

Commissioner Anita Wood MOVED and Commissioner Tom Langford SECONDED to DENY AMP-21-02 per staff's recommendations.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Dean Leavitt SECONDED to APPROVE AMP-21-02.

The MOTION TO APPROVE FAILED with Commissioner Tom Langford and Commissioner Anita Wood voting against the motion.

The item goes forward to City Council with NO RECOMMENDATION.

Item #8 AMP-21-02 and #9 ZN-44-02 are related.

9) ZN-44-02 (6346) NORTH 5TH MARKETPLACE (Public Hearing)

An application submitted by Consolidated Property Group L.L.C., property owner, for reclassification of property from an R-E Ranch Estates District to a Planned Unit Development District (PUD) consisting of Convenience Commercial (a bank, convenience food restaurant with drive-through, a drug store and a convenience food store with gas pumps). The property is generally located at the southwest corner of Ann Road and North 5th Street. The Assessor's Parcel Number is 124-34-502-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-44-02 be denied as the subject site does not comply with the guidelines established in the Comprehensive Plan.

The application was presented by Robert Eastman, Associate Planner, on behalf of staff who stated staff's recommendation is for denial 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.

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

- ▶ Robert Combs, 555 E. El Campo, North Las Vegas, Nevada 89031

Mr. Combs stated he wanted to make sure the applicant was aware of the pig farm across the street and the occasional odor that comes from there.

Chairman Stone closed the Public Hearing.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to DENY ZN-44-02 per staff's recommendations.

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

10) VAC-08-02 (6356) ANN/DECATUR (Public Hearing)

An application submitted by Focus Commercial Group on behalf of N.G.A. #2, L.L.C, property owner, for a

vacation of a portion of the Montgomery Street right-of-way commencing at Ann Road and proceeding north approximately 339 feet. The Assessor's Parcel Number is 124-30-401-015.

RECOMMENDATION

The Development Services Department recommends that VAC-08-02 be approved and forwarded to City Council for final consideration with the following conditions:

1. Dedicated access to Assessor's Parcel Number (APN) 124-30-401-008 is required as deemed acceptable by the Director of Public Works.
2. A merger and resubdivision map must record concurrently with the vacation.

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

Jennifer Lazovich, of Kummer Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who requested a two (2) week continuance on this item.

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

Commissioner Tom Langford MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE VAC-08-02 per applicant's request.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/10/02.

11) T-913 (6358) ANN/DECATUR

An application submitted by Focus Commercial Group on behalf of Tighi Family Limited Partnership, property

owner, for a tentative map review in a PUD Planned Unit Development District for a commercial development. The property is generally located at the northeast corner of Ann Road and Decatur Boulevard. The Assessor's Parcel Numbers are 124-30-401-010, 011, 012, 015, 016, 017 and 018.

RECOMMENDATION

The Development Services Department recommends that T-913 be approved with the following conditions:

1. Standard Conditions: 2, 3, 6, 7, 9, 11, 15, 26, 27, 29 and 32.
2. Clark County Regional Flood Control District (CCRFCD) concurrence of the drainage study is required.
3. A merger and resubdivision map shall be required prior to development.
4. Remove street section thickness from the typical sections. The off-site pavement sections shown on the plans must be designed in accordance with Standard Specifications Section 401 using the AASHTO model. The new sections must be based on the estimated traffic counts.
5. Dedicated access to Assessor's parcel Number 124-30-401-008 is required as deemed acceptable by the Director of Public Works.
6. Approval and recordation of VAC-08-02, Montgomery Street vacation is required.
7. Dedication of the remainder of the sixty feet for Decatur Boulevard and fifty feet for Ann Road is required.
8. Driveway number and location are subject to review and approval by the City of North Las Vegas traffic engineer.
9. Applicant must abide by all conditions of the approved traffic study.

Jennifer Lazovich, of Kummer Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who requested a two (2) week continuance on this item.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE T-913 per applicant's request.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/10/02.

12) FDP-03-02 (6345) DECATUR CROSSING PLAZA (Public Hearing)

An application submitted by NGA #2 LLC, property owner, for a Final Development Plan review in Planned

Unit Development District (PUD). The property is generally located at the northeast corner of Ann Road and Decatur Boulevard. The Assessor's Parcel Numbers 124-30-401-011, 012, 016, 017 and 018.

Jennifer Lazovich, of Kummer Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who requested a two (2) week continuance on this item.

Commissioner Tom Langford MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE FDP-03-02 per applicant's request.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/10/02.

13) AMP-20-02 (6341) PLEASANT GROVE LLC (Public Hearing)

An application submitted by Pleasant Grove, L.L.C., 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 west of Losee Road and approximately 300 feet north of Deer Springs Way. The Assessor's Parcel Numbers are 124-23-601-001, 124-23-601-002, 124-23-601-003, 124-

23-601-004, 124-23-601-005, 124-23-601-006, 124-23-601-007, 124-23-601-008, 124-23-601-013, 124-23-601-014 and 124-23-601-016.

RECOMMENDATION:

The Development Services Department recommends that AMP-20-02 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 4/10/02.

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

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE AMP-20-02 to the 4/10/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/10/02.

14) ZN-42-02 (6342) PLEASANT GROVE LLC (Public Hearing)

An application submitted by Pleasant Grove, L.L.C., 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 west of Losee Road and approximately 300 feet north of Deer Springs Way. The Assessor's Parcel Numbers are 124-23-601-001, 124-23-601-002, 124-23-601-003, 124-23-601-004, 124-23-601-005, 124-23-601-006,

RECOMMENDATION:

The Development Services Department recommends that ZN-42-02 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 4/10/02.

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

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to CONTINUE ZN-42-02 to the 4/10/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/10/02.

15) ZN-41-02 (6335) ROME VALLEY (Public Hearing)

An application submitted by Robert Zaring on behalf of Rebecca Bourke, Barbara J. and Stephen J. Ginoulas, James Smith, Dennis Perri, Charles F. Perri, Anita L. Perri, Michael E. Feller and Marie-Louise Perri, property owners, for reclassification of property from an O-L Open Land District to a C-2 General Commercial District.

The property is generally located at the northeast corner of Centennial Parkway and San Mateo Street. The Assessor's Parcel Numbers are 124-19-401-002, 124-19-401-003, 124-19-401-004, 124-19-401-006, 124-19-401-007 and 124-19-401-008.

RECOMMENDATION:

The Development Services Department recommends that ZN-41-02 receive a favorable recommendation and that this item be forwarded to the City Council for permanent "hard zoning" to the C-2, General Commercial District.

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

Bill Curran, of Curran & Parry, 300 S. 4th Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Dean Leavitt MOVED and Commissioner Anita Wood SECONDED to APPROVE ZN-41-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

16) UN-27-02 (6320) ARMA COATINGS OF SOUTHERN NEVADA (Public Hearing)

An application submitted by Arma Coatings of Southern Nevada on behalf of Lester and Laurie Yoakum, property owners, for a use permit in an M-2 General Industrial District to allow an automobile service facility. The property is located at 3435 Bunkerhill Drive. The Assessor's Parcel Number is 139-08-712-004.

RECOMMENDATION:

The Development Services Department recommends that UN-27-02 be approved subject to the following conditions:

1. Standard conditions 6, 10, 11 and 12.
2. That the applicant shall submit a plan for landscape renovation subject to staff review and approval prior to issuance of a Business License.
3. That the applicant shall submit plans demonstrating compliance with all parking requirements prior to issuance of a Business License.

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.

Laurie Yoakum, 3435 Bunkerhill Drive, North Las Vegas, Nevada (no zip stated) 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 APPROVE UN-27-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

17) SPR-05-02 (6353) KAVANAUGH'S (Public Hearing)

An application submitted by Madison Graves II, property owner, for a site plan review in a C-1 Neighborhood Commercial District to allow a waiver of the Commercial Design Standards by requesting a 35 foot high pylon sign where a monument sign, a maximum of eight (8) feet in height, is permitted when located across the street from a residential district. The property is located at 3290 W. Ann Road. The Assessor's Parcel

Number is 124-29-402-011.

RECOMMENDATION:

The Development Services Department recommends that waiver request for SPR-05-02 be denied.

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

Greg Beall, of Yesco, 5119 S. Cameron Street, Las Vegas, Nevada 89118 appeared on behalf of the applicant.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Anita Wood SECONDED to DENY SPR-05-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

OLD BUSINESS

18) 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 Services Department recommends that SPR-03-02 be approved subject to the following conditions:

1. Standard conditions: 2, 5, 7, 11, 15, 26, 27, 29, 31, and 32.
2. Clark County Regional Flood Control District (CCRFCD) concurrence of the drainage study is required.
3. Buildings must be renumbered to conform to the North Las Vegas Street naming and Address Assignment Standards.
4. An administrative consolidation of parcels is required. The form is available from the Clark County Assessor's Office or on the web.
5. A traffic study update is required.
6. The emergency entrance will require traffic signal modification.
7. All driving aisles must be a minimum of 24' in width.
8. That the development shall be consistent with the multifamily design standards including but not limited to the following:
 - a. Individual outdoor open space shall be provided as patios of a minimum 80 square feet for downstair units and balconies of a minimum 40 square feet for upstairs units.
 - b. Not more than four units may be accessed from a single landing or stairway
 - c. That only the preferred building materials shall be used on buildings.
 - d. That buffer yards of 20' in depth be required along interior property lines.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval of this item subject to 8 conditions, as well as two (2) additional new conditions, #9 and #10 which read:

Condition #9: All residential buildings shall be provided with fire sprinklers, with alarms transmitted off-site to a central monitoring station.

Condition #10: All elements of the fire access associate with this development shall be in strict conformance with Fire Code requirements.

Ashley Hall, 550 E. Charleston Boulevard, Suite H, Las Vegas, Nevada 89104 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE SPR-03-02 per staff's recommendations subject to the following changes:

Condition #8c Changed to Read: "That only the preferred building materials shall be used on buildings with the exception that seamed metal may be allowed on the fascia."

Conditon #8d Changed to Read: "That 10 feet of landscaping shall be provided adjacent to the drainage channel and five feet of landscaping shall be provided adjacent to the west property

line. In addition, 36-inch box, evergreen trees shall be planted at the minimum spacing appropriate to each plan variety within the landscaped areas adjacent to the drainage channel and the west property line.”

Condition #9 Added to Read: “All residential buildings shall be provided with fire sprinklers, with alarms transmitted off-site to a central monitoring station.”

Condition #10 Added to Read: “All elements of the fire access associate with this development shall be in strict conformance with Fire Code requirements.”

The motion carried by UNANIMOUS vote.

19) UN-25-02 (6225) NEXTEL (Public Hearing)

An application submitted by Nextel Communications on behalf of Genevieve Ramirez, property owner, for a use permit in an O-L Open Land District to allow an 80 foot unmanned, digital mobile radio communications facility. The property is generally located at the southeast corner of Decatur Boulevard and Horse Drive. The Assessor’s Parcel Number is 124-07-301-009.

RECOMMENDATION:

The Development Services Department recommends that UN-25-02 be denied, as the applicant has not provided the Development Services Department with convincing evidence that all attempts to install the

monopole in a more appropriate location have been exhausted.

However, if the Planning Commission determines that approval is warranted at this time, the Development Services Department recommends the following conditions:

1. Standard conditions 4, 8, 10, 11 and 12.
2. The maximum height of the tower shall not exceed 80 feet.
3. An eight-foot (8') high decorative block wall with solid metal gates shall be provided along the perimeter of the facility subject to review and approval by the Development Services staff.
4. Co-location shall be permitted by others at competitive rates.
5. The tower shall accommodate at least three (3) antenna arrays.
6. The tower and antenna support structures shall not be lighted unless required by the Federal Aviation Administration.
7. That advertising on the tower and antenna support structures shall be prohibited.
8. That the exterior finish, including colors, shall be subject to review and approval by the Development Services staff.
9. The applicant shall provide a color photo simulation showing the proposed site of the tower with a photo-realistic representation of the proposed tower as it would appear viewed from the closest nearby residential property and from adjacent roadways.
10. Paved access to the site is required. The access road must conform to Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 209A.
11. Correct the width of Decatur Boulevard; the Master Plan of Streets and Highways denotes Decatur Boulevard as a sixty-foot alignment.
12. Additional right-of-way dedication required for the fifty-four foot (54.00') radius at Horse Drive and Decatur Boulevard.
13. Nextel must provide proof that their radio frequencies will not interfere with the model airplane frequencies.

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

Nefi Garcia, 750 E. Warm Springs Road Suite 120, Las Vegas, Nevada 89119 appeared on behalf of the applicant.

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

Commissioner Marilyn Kirkpatrick MOVED and Chairman Nelson Stone SECONDED to APPROVE UN-25-02 per staff's recommendations subject to the following change:

Condition #3 Changed to Read: “An eight-foot (8’) high decorative block wall with solid metal gates shall be provided along the perimeter of the facility subject to review and approval by the Development Services staff, however in the interim a chain link fence may be allowed until the Southern Nevada Water Authority is required to construct the wall.”

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

20) 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.

This item was continued from the February 27 meeting to allow adequate time to review a new site plan. The new site plan contains 87 lots and two larger open space areas. The overall density of the propose site is 5.39 dwelling units to the acre. The applicant is proposing access from Kitamaya Street and Revere Street, without any direct access to Centennial Parkway. The interior streets are proposed to be private streets and have a 41-foot width. The development contains 15 feet of landscaping along Revere Street and Centennial

Parkway and 10 feet along Kitamaya Street. The lots in the development range in size from approximately 3,300 to 6,350 square feet, with the majority of the lots smaller than 4,500 square feet.

As the proposed rezoning is to PUD, the proposed site plan should be reviewed for compliance with the subdivision regulations. The purpose of the Planned Unit Development is to develop a site in a way that is compatible with the surrounding area but would not normally be allowed under traditional zoning. The proposed development is designed as a single-family residential development, but does not conform to current single-family residential standards. The average lot size in the development is slightly greater than 4,100 square feet. The proposed lots do not conform to the minimum lots sizes of 4,500 square feet for single-family homes in the medium density residential classification of the Comprehensive Plan.

The PUD regulations allow for smaller lot sizes in exchange for extraordinary amounts of open space within the development. However, the proposed lot sizes are smaller than the acceptable size for single family residential lots in the city. The PUD provides 1.56 acres of open space in two large lots in the center of the development. The required area for the PUD is 1.44 acres. The difference between the provided open space and required open space does not seem to be an abundance of open space to justify the smaller lot size.

The proposed landscaping along all right-of-ways is insufficient. Centennial Parkway and Revere Street are both classified as 100-foot arterial streets. Arterial streets require 20- feet of streetscape and the applicant is proposing 15- feet. Kitmaya Street is 60-feet in width which requires 15-feet of landscaping and 10-feet is proposed. All interior streets in the development are private local streets with a width less than 60-feet. In areas that do not contain house frontages 10-feet of landscaping is required and none is provided.

Public Works has expressed concern that the site contains a significant wash that requires a drainage study and temporary drainage facilities to be constructed. The temporary facilities may require extensive redesign of the proposed site plan. Additionally, the proposed 40-foot right-of-way is not sufficient for the entries to the site and larger 60-foot right-of-ways should be used.

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 Robert Eastman, Associate Planner, on behalf of staff who indicated staff is recommending denial of this item.

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

Dean Rasmussen, 3068 E. Sunset Road Suite 9, Las Vegas, Nevada 89120 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 CONTINUE ZN-10-02 to the 4/10/02 Planning Commission meeting.

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

The item was CONTINUED to 4/10/02.

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: None

CHAIRMAN'S BUSINESS: None

ADJOURNMENT: 9:10 PM

A motion to ADJOURN the March 27, 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