

MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Nelson Stone, Chairman
Marilyn Kirkpatrick
Dean Leavitt

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

Harry Shull, Vice Chairman
Anita Wood
Tom Langford

Planning Commission MINUTES are now available on the internet at:
www.cityofnorthlasvegas.com/planning

May 8, 2002

CALL TO ORDER:

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

ROLL CALL:

Dean Leavitt - Present
Anita Wood - Present
Tom Langford - Present
Nelson Stone - Present
Harry Shull - Present
Marilyn Kirkpatrick - Present

STAFF PRESENT:

Jim Stubler, Acting Director, Development Services
Steve Baxter, Planning Manager
Marc Jordan, Senior Planner
Chris Melendrez, Associate Planner
Lenny Badger, Public Works
Terri Tarbett, Assistant Fire Chief
Jim Lewis, Deputy City Attorney
Ted Karant, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Anita Wood

ANNOUNCEMENTS:

Verification of compliance with NRS 241, Open Meeting Law.

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

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

MINUTES

Approval of the MINUTES for the Planning Commission meeting of April 24, 2002.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE the minutes of the April 24, 2002 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-53-02 (6886) BRENTWOOD

Approve the Amended Final Map.

B) PW-54-02 (6887) COBBLESTONE COVE NORTH

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by D.R.Horton, Inc. and accept the Subdivision Bond in the amount of \$962,457.38.

C) PW-55-02 (6888) BRUCE COURT CONDOS

Approve the Final Map.

D) PW-56-02 (6889) LONE MOUNTAIN AND COMMERCE, UNIT 1, PHASES 1-5

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by William Lyon Homes, Inc. and accept the Subdivision Bonds in the amount of \$92,638.26 for Phase 1; \$92,638.26 for Phase 2; \$92,638.26 for Phase 3; \$168,847.75 for Phase 4; and \$191,134.57 for Phase 5.

E) PW-57-02 (6890) SCHELLING ESTATES

Accept the of-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 \$215,616.00.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to APPROVE Consent Agenda Items A, B, D and E.

The motion carried by UNANIMOUS vote.

Commissioner Dean Leavitt MOVED and Commissioner Tom Langford SECONDED to APPROVE Consent Agenda Item C subject to the following change:

The project is to be subdivided into one (1) lot.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

Item #1 AMP-15-02 and Item #2 ZN-36-02 are related.

1) AMP-15-02 (6235) TIBERTI-BLOOD (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 MDR Medium Density Residential. The property is generally located at the northwest corner of Ann Road and Willis Street. The Assessor's Parcel Numbers are 124-30-801-002, 124-30-801-004 and 124-30-801-005.

RECOMMENDATION:

The Development Services Department recommends that AMP-15-02 be denied because the proposed amendment to the Comprehensive Plan is not supported by the guidelines for Medium Density Residential and because the proposed changes are not supported by the Visions, Goals, Objectives and Policies within the Comprehensive Plan.

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

Mark Jones, of Southwest Engineering, 3610 N. Rancho Drive, Las Vegas, Nevada 89130 appeared on behalf of the applicant.

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

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to APPROVE AMP-15-02.

The MOTION TO APPROVE FAILED with Commissioner Marilyn Kirkpatrick and Commissioner Tom Langford voting against the motion.

Commissioner Tom Langford MOVED and Commissioner Marilyn Kirkpatrick SECONDED to DENY AMP-15-02 as the proposed amendment to the Comprehensive Plan is not supported by the guidelines of the medium density residential and because the proposal changes are not supported by the vision, goals, objectives and policies within the Comprehensive Plan.

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

THE ITEM WAS FORWARDED TO CITY COUNCIL AS A "NO ACTION" recommendation.

Item #1 AMP-15-02 and Item #2 ZN-36-02 are related.

2) ZN-36-02 (6234) TIBERTI-BLOOD (Public Hearing)

An application submitted by Tiberti-Blood on behalf of the Shearing Family Trust, property owner, for a reclassification of property from an R-1 Single-Family Residential District to a Planned Unit Development District (PUD) consisting of 150 single-family homes. The property is generally located at the northwest corner of Ann Road and Willis Street. The Assessor's Parcel Numbers are 124-30-801-002, 124-30-801-004 and 124-30-801-005.

RECOMMENDATION:

The Development Services Department recommends that ZN-36-02 be denied because the proposed amendment to the Comprehensive Plan is not supported by the guidelines established in the Comprehensive Plan.

If, however, the Planning Commission determines that approval of the Comprehensive Plan amendment is warranted and the Planning Commission provides a favorable recommendation to the City Council for permanent zoning of the Planned Unit Development District (PUD) by ordinance, then staff recommends the following conditions:

1. Standard Conditions: 1, 2, 3, 5, 7, 11, 15, 26, 27, 28, 29, 31 and 32.
2. Development of the subject site shall not exceed 148 detached single-family dwelling units or a density of 4.83 dwelling units per acre.
3. Additional open space shall be provided adjacent to the park area by removing two lots from the preliminary development plan.
4. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet.
5. The recreational vehicle parking area shall be screened with a minimum eight-foot high solid masonry wall and opaque gates. The portion of the wall next to rights-of-way and the park, in addition to the gates shall be decorative, subject to staff review and approval.
6. Development shall comply with the Single Family Design Guidelines.
7. All internal streetscape areas and external landscaped areas that are used to help satisfy the open space provisions, shall be in compliance with the PUD requirements.
8. Development shall comply with the following setbacks:
 - a. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
 - b. Interior Side: Five (5) feet.
 - c. Corner Side: Ten (10) feet.
 - d. Rear Yard: Fifteen (15) feet.
9. A final development plan shall be required for Planning Commission review and approval. The final development plan shall provide details of the park areas showing landscaping and amenities. Prior to submittal of the final development plan, the applicant must schedule a meeting with the Parks and Recreation Director or designee to determine what amenities will be required of the private park areas.
10. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides an alternative acceptable to the City prior to recording the final map.
11. A merger and resubdivision map is required.

12. Clark County Regional Flood Control District (CCRFCD) concurrence of the drainage study is required.
13. Four inch (4") schedule 40 PVC fiber optic conduit is required in Ann Road and three inch (3") schedule 40 PVC fiber optic conduit is required in Valley Drive.
14. The following dedications will be required:
 - a. Thirty feet (30.00') for Willis Street.
 - b. Thirty feet (30.00') for El Campo Grande Avenue.
 - c. Increase spandrel at Valley Drive and Ann Road to a 54' radius.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that based on the outcome of Item #1 AMP-15-02 staff is recommending denial of this item.

Mark Jones, of Southwest Engineering, 3610 N. Rancho Drive, Las Vegas, Nevada 89130 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 Marilyn Kirkpatrick **SECONDED** to **DENY** ZN-36-02 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

The item was DENIED.

3) AMP-31-02 (6597) CITY OF NORTH LAS VEGAS (Public Hearing)

An application submitted by The City of North Las Vegas on behalf of the Bureau of Land Management, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current

designation of Light Industrial and Resort Commercial to Public / Semi-Public. The property is generally located at the southwest corner of Grand Teton Drive and Hollywood Boulevard, the southwest corner of Elkhorn Road and Hollywood Boulevard and the southwest corner of Elkhorn Road and Sloan Lane. The Assessor's Parcel Numbers are 123-15-000-015, 123-22-000-001, 123-21-000-001 and 123-21-000-002.

RECOMMENDATION:

The Development Services Department recommends approval of AMP-31-02 to change the Comprehensive Plan from Light Industrial and Resort Commercial to Public / Semi-Public for the properties shown on the location and zoning map.

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

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

Commissioner Anita Wood MOVED and Commissioner Tom Langford SECONDED to APPROVE AMP-31-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

4) AMP-32-02 (6651) FRED SADRI (Public Hearing)

An application submitted by Fred Sadri, Star Living Trust, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of MDR Medium Density Residential to Neighborhood Commercial. The property is generally located north of Centennial Parkway approximately 680 feet west of Pecos Road. The Assessor's Parcel Number is 124-24-801-007.

RECOMMENDATION

The Development Services Department recommends that AMP-32-02 be denied because based on the guidelines set forth in the Comprehensive Plan, the market analysis does not demonstrate the need for additional commercial land uses at the subject site.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/12/02 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 this item is heard in its entirety.

Vice-Chairman Harry Shull **MOVED** and Commissioner Anita Wood **SECONDED** to **CONTINUE** AMP-32-02 to the 6/12/02 Planning Commission meeting.

The motion carried by **UNANIMOUS** vote.

The item was CONTINUED to 6/12/02.

5) ZN-56-02 (6650) FRED SADRI (Public Hearing)

An application submitted by Fred Sadri, Star Living Trust, property owner, for reclassification of property from a M-1 Business Park Industrial District to a C-1 Neighborhood District. The property is generally located north of Centennial Parkway approximately 680 feet west of Pecos Road. The Assessor's Parcel Number is 124-24-801-007.

RECOMMENDATION

The Development Services Department recommends that ZN-56-02 be denied because the need for additional commercial land uses at the subject site have not been demonstrated.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/12/02 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 this item is heard in its entirety.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE ZN-56-02 to the 6/12/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/12/02.

Item #6 AMP-33-02 and Item #7 ZN-60-02 are related.

6) AMP-33-02 (6704) PHILIP AND PAM KONECNY (Public Hearing)

An application submitted by Philip and Pam Konecny on behalf of Temple Properties, L.L.C., property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current

designation of VLDR Very Low Density Residential to Neighborhood Commercial. The property is generally located at the southeast corner of Lone Mountain Road and Decatur Boulevard. The Assessor's Parcel Numbers is 139-06-101-001.

RECOMMENDATION:

The Development Services Department recommends that AMP-33-02 be approved to amend the Comprehensive Plan for the subject site from Very Low Density Residential to Convenience Commercial.

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

Michael Bradshaw, 10814 Del Rudini Street, Las Vegas, Nevada 89141 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

- ▶ Ken Williams, 4601 Tennessee Walker Avenue, North Las Vegas, Nevada 89031

Mr. Williams stated he opposes this project as he does not feel it would benefit the community and asked the Planning Commission to deny this project.

The Public Hearing was closed.

Commissioner Anita Wood asked Mr. Bradshaw if he has met with the neighbors to address their concerns.

Mr. Bradshaw replied that he has not met with the neighbors, but he intends to do so.

Commissioner Wood stated she would like to see the applicant meet with the neighbors before the Planning Commission votes on this item.

Commissioner Marilyn Kirkpatrick stated she agrees with Commissioner Wood's comments.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Tom Langford SECONDED to APPROVE AMP-33-02 per staff's recommendations.

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

Item #6 AMP-33-02 and Item #7 ZN-60-02 are related.

7) ZN-60-02 (6696) PHILIP AND PAM KONECNY (Public Hearing)

An application submitted by Philip and Pam Konecny on behalf of Temple Properties, L.L.C., 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 southeast corner of Lone Mountain Road and Decatur Boulevard. The Assessor's Parcel Number is 139-06-101-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-60-02 receive a favorable recommendation and that this item be forwarded to the City Council for rezoning to the C-1 Neighborhood 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.

Michael Bradshaw, 10814 Del Rudini Street, Las Vegas, Nevada 89141 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Ken Williams, 4601 Tennessee Walker Avenue, North Las Vegas, Nevada 89031

Mr. Williams stated he opposes this project as he does not feel it would benefit the community and asked the Planning Commission to deny this project.

The Public Hearing was closed.

Commissioner Anita Wood asked Mr. Bradshaw if he has met with the neighbors to address their concerns.

Mr. Bradshaw replied that he has not met with the neighbors, but he intends to do so.

Commissioner Wood stated she would like to see the applicant meet with the neighbors before the Planning Commission votes on this item.

Commissioner Marilyn Kirkpatrick stated she agrees with Commissioner Wood's comments.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE ZN-60-02 per staff's recommendations.

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

Item #8 AMP-35-02, #9 ZN-62-02, #10 AMP-34-02, #11 ZN-61-02 and #12 T-923 are related.

8) AMP-35-02 (6697) ANN AND COMMERCE (Public Hearing)

An application submitted by Specialty Holdings, Inc. on behalf of George and Lorene Younghans, property owners, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of R-E Ranch Estates to a Planned Unit Development District (PUD) consisting of Community Commercial. The property is generally located at the southwest corner of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-34-101-003.

RECOMMENDATION:

The Development Services Department recommends that AMP-35-02 be denied as the proposed plan amendment does not meet the standards established in the Comprehensive Plan.

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

Jennifer Lazovich, of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and requested a two-week continuance.

Mr. Jordan stated a two-week continuance is not sufficient time for staff to review any changes and adequately route the plans to the necessary departments, therefore stated a 30-day continuance would be better.

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

- ▶ Robert Combs, 555 E. El Campo Grande, North Las Vegas, Nevada (no zip code stated)

Mr. Combs stated he and his family own the RC Farms and he is in agreement with a continuance for 30-days.

- ▶ Paul Wortman, 5529 Alvarez Street, North Las Vegas, Nevada 89031

Mr. Wortman stated that he opposes this project as he feels there is too much commercial in the area already.

Chairman Stone closed the Public Hearing.

Ms. Lazovich stated she will agree to a 30-day continuance to the 6/12/02 Planning Commission meeting.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to CONTINUE AMP-35-02 to the 6/12/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/12/02.

Item #8 AMP-35-02, #9 ZN-62-02, #10 AMP-34-02, #11 ZN-61-02 and #12 T-923 are related.

9) ZN-62-02 (6700) ANN AND COMMERCE (Public Hearing)

An application submitted by Specialty Holdings, Inc. on behalf of George and Lorene Younghans, property owners, for reclassification of property from an R-E Ranch Estates District to a Planned Unit Development District (PUD) consisting of General Commercial. The property is generally located at the southwest corner of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-34-101-003.

RECOMMENDATION:

The Development Services Department recommends that ZN-62-02 be denied as the subject site does not comply with the guidelines established in the Comprehensive Plan or Zoning Ordinance for a Commercial Planned Unit Development.

The application was presented by Marc Jordan, Senior 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 and requested a two-week continuance.

Mr. Jordan stated a two-week continuance is not sufficient time for staff to review any changes and adequately route the plans to the necessary departments, therefore stated a 30-day continuance would be better.

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

- ▶ Robert Combs, 555 E. El Campo Grande, North Las Vegas, Nevada (no zip code stated)

Mr. Combs stated he and his family own the RC Farms and he is in agreement with a continuance for 30-days.

- ▶ Paul Wortman, 5529 Alvarez Street, North Las Vegas, Nevada 89031

Mr. Wortman stated that he opposes this project as he feels there is too much commercial in the area already.

Chairman Stone closed the Public Hearing.

Ms. Lazovich stated she will agree to a 30-day continuance to the 6/12/02 Planning Commission meeting.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE ZN-62-02 to the 6/12/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/12/02.

Item #8 AMP-35-02, #9 ZN-62-02, #10 AMP-34-02, #11 ZN-61-02 and #12 T-923 are related.

10) AMP-34-02 (6699) ANN AND COMMERCE (Public Hearing)

An application submitted by Specialty Holdings, Inc. on behalf of George and Lorene Younghans, property owners, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to MDR Medium Density Residential. The property is generally located south of Ann Road approximately 873 feet west of Commerce Street. The Assessor's Parcel Number is 124-34-101-003.

RECOMMENDATION

The Development Services Department recommends that AMP-34-02 be denied because the proposal does not meet the criteria listed in the Comprehensive Plan; the City currently has an abundance of acreage classified as Medium Density Residential; the creation of more Medium Density Residential combined with the reduction of Low Density Residential does not support the City's Goals and Top Priorities of Planned and Quality Growth; and because the applicant has not demonstrated any compelling reasons to amend the Comprehensive Plan Land Use Map.

The application was presented by Marc Jordan, Senior 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 and requested a two-week continuance.

Mr. Jordan stated a two-week continuance is not sufficient time for staff to review any changes and adequately route the plans to the necessary departments, therefore stated a 30-day continuance would be better.

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

- ▶ Robert Combs, 555 E. El Campo Grande, North Las Vegas, Nevada (no zip code stated)

Mr. Combs stated he and his family own the RC Farms and he is in agreement with a continuance for 30-days.

- ▶ Paul Wortman, 5529 Alvarez Street, North Las Vegas, Nevada 89031

Mr. Wortman stated that he opposes this project as he feels there is too much commercial in the area already.

Chairman Stone closed the Public Hearing.

Ms. Lazovich stated she will agree to a 30-day continuance to the 6/12/02 Planning Commission meeting.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE AMP-34-02 to the 6/12/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/12/02.

Item #8 AMP-35-02, #9 ZN-62-02, #10 AMP-34-02, #11 ZN-61-02 and #12 T-923 are related.

11) ZN-61-02 (6703) ANN AND COMMERCE (Public Hearing)

An application submitted by Specialty Holdings on behalf of George and Lorene Younghans, property owners, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of single-family homes. The property is located south of Ann Road and approximately 873 west of Commerce Street. The Assessor's Parcel Number is 124-34-101-003.

RECOMMENDATION

The Development Services Department recommends that ZN-61-02 be denied because the proposal is inconsistent with the purpose of the PUD zoning district; the PUD open space requirements have not been met; the proposed preliminary development plan does not provide a compatible and stable, developed,

environment in harmony with that of the surrounding area; some of the proposed lots do not meet the minimum lot size requirements; significant re-design would be required; pedestrian linkages to adjacent properties and uses are not provided.

The application was presented by Marc Jordan, Senior 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 and requested a two-week continuance.

Mr. Jordan stated a two-week continuance is not sufficient time for staff to review any changes and adequately route the plans to the necessary departments, therefore stated a 30-day continuance would be better.

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

- ▶ Robert Combs, 555 E. El Campo Grande, North Las Vegas, Nevada (no zip code stated)

Mr. Combs stated he and his family own the RC Farms and he is in agreement with a continuance for 30-days.

- ▶ Paul Wortman, 5529 Alvarez Street, North Las Vegas, Nevada 89031

Mr. Wortman stated that he opposes this project as he feels there is too much commercial in the area already.

Chairman Stone closed the Public Hearing.

Ms. Lazovich stated she will agree to a 30-day continuance to the 6/12/02 Planning Commission meeting.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Tom Langford SECONDED to CONTINUE ZN-61-02 to the 6/12/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/12/02.

Item #8 AMP-35-02, #9 ZN-62-02, #10 AMP-34-02, #11 ZN-61-02 and #12 T-923 are related.

12) T-923 (6702) ANN AND COMMERCE

An application submitted by Specialty Holdings Inc. on behalf of George and Lorene Younghans , property owners, for a tentative map review in an R-E Ranch Estate District (proposed property reclassification to a PUD Planned Unit Development District). The property is generally located east of south of Ann Road and approximately 873 west of Commerce Street. The Assessor's Parcel Number is 124-34-101-003.

RECOMMENDATION

The Development Services Department recommends that T-923 be denied because the proposal is inconsistent with the purpose of the PUD zoning district; the open space requirements have not be met; the proposed tentative map does not provide a compatible and stable, developed, environment in harmony with that of the surrounding area; some of the proposed lots are below the minimum lot size requirements; significant re-design would be required; pedestrian linkages to adjacent properties and uses are not

provided.

It should be noted that State Statutes require action by the Planning Commission within 45 days of submittal, otherwise the tentative map shall be deemed approved.

The application was presented by Marc Jordan, Senior 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 and requested a two-week continuance.

Mr. Jordan stated a two-week continuance is not sufficient time for staff to review any changes and adequately route the plans to the necessary departments, therefore stated a 30-day continuance would be better.

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

- ▶ Robert Combs, 555 E. El Campo Grande, North Las Vegas, Nevada (no zip code stated)

Mr. Combs stated he and his family own the RC Farms and he is in agreement with a continuance for 30-days.

- ▶ Paul Wortman, 5529 Alvarez Street, North Las Vegas, Nevada 89031

Mr. Wortman stated that he opposes this project as he feels there is too much commercial in the area already.

Chairman Stone closed the Public Hearing.

Ms. Lazovich stated she will agree to a 30-day continuance to the 6/12/02 Planning Commission meeting.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to CONTINUE T-923 to the 6/12/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/12/02.

13) UN-02-01 (6662) CHEYENNE RESTAURANT & TAVERN (Public Hearing)

An application submitted by O.R.B., LLC, on behalf of CP Development, Inc., property owner, for an extension of time on a use permit in a C-2 General Commercial District to allow the "on-sale" of alcoholic beverages in conjunction with a tavern. The property is generally located north of Cheyenne Avenue approximately 193 feet west of Simmons Street. The Assessor's Parcel Number is 139-08-402-005.

RECOMMENDATION

The Development Services Department recommends that UN-02-01 be continued until July 24, 2002.

The application was presented by Chris Melendrez, Associate Planner, on behalf of staff who indicated staff is recommending approval of this item subject to three (3) conditions:

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. The following participant came forward:

▶ Robert Morton, 4040 N. Tenaya Way, Las Vegas, Nevada 89129

Mr. Morton stated he opposes this application as he feels the applicant has had an ample amount of time to complete this project.

Commissioner Tom Langford stated he believes this item has had plenty of chances and does not believe an extension should be granted.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-02-01 per staff's recommendations subject to the following conditions:

Condition #1 Added to Read: "That all the applicable conditions from previous Planning Commission actions shall apply.

Condition #2 Added to Read: "That the applicant must abide by all conditions of the approved traffic study including the cost participation in traffic signals. The cost participation for traffic signals at Cheyenne Avenue and Simmons Street and Gowan Road and Simmons Street is now past due. Contact Sonya Spears, Management Analyst, at 633-1975 for additional information.

Condition #3 Added to Read: "That UN-02-01 shall expire on November 8, 2001.

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

14) UN-75-01 (6686) MOSKEETO'S (Public Hearing)

An application submitted by Rancho Del Norte Plaza, Inc., property owner, for an extension of time on a use permit in a Planned Unit Development District (PUD) consisting of C-2 General Commercial to allow the "on-sale" of alcoholic beverages in conjunction with a restaurant (Moskeeto's). The property is generally located east of Camino al Norte approximately 60 feet south of Rancho del Norte. The Assessor's Parcel Number is 124-34-410-011.

RECOMMENDATION

The Development Services Department Recommends that UN-75-01 be approved for a six month extension of time which shall expire on September 26, 2002, and that all the original conditions of approval shall apply.

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

Jim Childs, 4010 Ali Baba Lane Suite B, Las Vegas, Nevada 89118 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 Tom Langford SECONDED to APPROVE UN-75-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

15) UN-76-01 (6687) O'REILLEY'S RESTAURANT (Public Hearing)

An application submitted by Rancho Del Norte Plaza, Inc., property owner, for an extension of time on a use permit in a Planned Unit Development District (PUD) consisting of C-2 General Commercial to allow the "on-sale" of alcoholic beverages in conjunction with a tavern (O'Reilly's). The property is generally located east of Camino al Norte approximately 60 feet south of Rancho del Norte. The Assessor's Parcel Number is 124-34-410-011.

RECOMMENDATION

The Development Services Department Recommends that UN-76-01 be approved for a six month extension of time which shall expire on September 26, 2002, and that all the original conditions of approval shall apply.

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

Jim Childs, 4010 Ali Baba Lane, Suite B, Las Vegas, Nevada 89118 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 stated she is concerned about whether this is a Supper Club or a Tavern.

Commissioner Marilyn Kirkpatrick also stated she is concerned about whether this will be a Supper Club or a Tavern.

Steve Baxter, Planning Manager, suggested that a condition be added to require the facility to comply with all Supper Club requirements of Title 5.

Jim Stubler, Acting Development Services Director, suggested that perhaps it would be better to continue this item to allow any issues to get resolved.

Jim Lewis, Deputy City Attorney, concurred with Mr. Stubler's statement.

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Harry Shull SECONDED to CONTINUE UN-76-01 to the 6/12/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/12/02.

ITEM #14 UN-75-01 WAS RE-VISITED FOLLOWING ITEM #15 UN-76-01.

MOTION TO RECONSIDER:

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to RECONSIDER Item #14 UN-75-01.

The motion carried by UNANIMOUS vote.

Jim Childs, 4010 Ali Baba Lane, Suite B, 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 Anita Wood MOVED and Vice-Chairman Harry Shull SECONDED to APPROVE the EXTENSION OF TIME for UN-75-01 with the addition of Condition #6 from Public Works:

Condition #6 Added to Read: "That the applicant must abide by all conditions of the approved traffic study including the cost participation for traffic signals."

The motion carried by UNANIMOUS vote.

Item #16 UN-77-01 was heard following the SECOND HEARING on Item #14 UN-75-01.

16) UN-77-01 (6688) WOODY'S RESTAURANT (Public Hearing)

An application submitted by Rancho Del Norte Plaza, Inc., property owner, for an extension of time on a use permit in a Planned Unit Development District (PUD) consisting of C-2 General Commercial to allow the "on-sale" of alcoholic beverages in conjunction with a restaurant (Woody's). The property is generally located east of Camino al Norte approximately 60 feet south of Rancho del Norte. The Assessor's Parcel Number is 124-34-410-011.

RECOMMENDATION

The Development Services Department Recommends that UN-77-01 be approved for a six month extension of time which shall expire on September 26, 2002, and that all the original conditions of approval shall apply.

The application was presented by Chris Melendrez, Associate Planner, on behalf of staff who indicated staff is recommending approval of this item subject to one (1) added condition from the Public Works Department: "That the applicant must abide by all conditions of the approved traffic study including the cost participation for traffic signals."

Jim Childs, 4010 Ali Baba Lane Suite B, Las Vegas, Nevada 89118 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-77-01 per staff's recommendations subject to the following change:

Condition #6 Added to Read: "That the applicant must abide by all conditions of the approved traffic study including the cost participation for traffic signals."

The motion carried by UNANIMOUS vote.

17) UN-78-01 (6689) BANDIDO'S RESTAURANT (Public Hearing)

An application submitted by Rancho Del Norte Plaza, Inc., property owner, for an extension of time on a use permit in a Planned Unit Development District (PUD) consisting of C-2 General Commercial to allow the "on-sale" of alcoholic beverages in conjunction with a restaurant (Bandido's). The property is generally located east of Camino al Norte approximately 60 feet south of Rancho del Norte.. The Assessor's Parcel Number is 124-34-410-011.

RECOMMENDATION

The Development Services Department Recommends that UN-78-01 be approved for a six month extension of time which shall expire on September 26, 2002, and that all the original conditions of approval shall apply.

The application was presented by Chris Melendrez, Associate Planner, on behalf of staff who indicated staff is recommending approval of this item subject to one (1) added condition by the Public Works Department: "That the applicant must abide by all conditions of the approved traffic study including the cost participation for traffic signals."

Jim Childs, 4010 Ali Baba Lane Suite B, Las Vegas, Nevada 89118 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

was closed.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-78-01 per staff's recommendations subject to the following change:

Condition #6 Added to Read: "That the applicant must abide by all conditions of the approved traffic study including the cost participation for traffic signals."

The motion carried by UNANIMOUS vote.

18) UN-79-01 (6690) FRESCA GRILLE (Public Hearing)

An application submitted by Rancho Del Norte Plaza, Inc., property owner, for an extension of time on a use permit in a Planned Unit Development District (PUD) consisting of C-2 General Commercial to allow the "on-sale" of alcoholic beverages in conjunction with a restaurant (Fresca). The property is generally located east of Camino al Norte approximately 60 feet south of Rancho del Norte. The Assessor's Parcel Number is 124-34-410-011.

RECOMMENDATION

The Development Services Department Recommends that UN-79-01 be approved for a six month extension of time which shall expire on September 26, 2002, and that all the original conditions of approval shall apply.

The application was presented by Chris Melendrez, Associate Planner, on behalf of staff who indicated staff is recommending approval of this item subject to one (1) added condition by the Public Works Department: "That the applicant must abide by all conditions of the approved traffic study including the cost participation for traffic signals."

Jim Childs, 4010 Ali Baba Lane Suite B, Las Vegas, Nevada 89118 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 Tom Langford SECONDED to APPROVE UN-79-01 per staff's recommendations subject to the following change:

Condition #6 Added to Read: "That the applicant must abide by all conditions of the approved traffic study including the cost participation for traffic signals."

The motion carried by UNANIMOUS vote.

19) UN-80-01 (6691) RANCHO DEL NORTE SPORTS FACILITY (Public Hearing)

An application submitted by Rancho Del Norte Plaza, Inc., property owner, for an extension of time on a use permit in a Planned Unit Development District (PUD) consisting of C-2 General Commercial to allow the "on-sale" of alcoholic beverages in conjunction with a restaurant. The property is generally located east of Camino al Norte approximately 60 feet south of Rancho del Norte. The Assessor's Parcel Number is 124-34-410-011.

RECOMMENDATION

The Development Services Department Recommends that UN-80-01 be denied because construction of the Sports Complex is not imminent.

The application was presented by Chris Melendrez, Associate Planner, on behalf of staff who indicated this item was originally approved on September 26, 2001, however there have been no advancements in the proposed Sports Complex since the Planning Commission's original approval and a Building Permit has yet to be submitted. Mr. Melendrez stated it does not appear that the construction of the Sports Complex could occur in the next six (6) months and the Special Use Permit should be allowed to expire and the applicant could resubmit at any time in the future when the construction of the Sports Complex is eminent. He stated that staff's recommendation for this item is for denial.

Jim Childs, 4010 Ali Baba Lane Suite B, 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 Anita Wood asked staff to clarify that the only part of the use permit that is being extended is the actual Supper Club or the bar inside the Sports Complex and the Sports Complex itself is a totally different issue.

Marc Jordan, Senior Planner, replied that is correct.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-80-01.

The **MOTION TO APPROVE DID NOT CARRY** with Chairman Nelson Stone, Commissioner Anita Wood and Commissioner Tom Langford voting against the motion.

Chairman Nelson Stone MOVED and Commissioner Tom Langford SECONDED to DENY UN-80-01.

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

The item was DENIED.

Item #25 T-921 WAS HEARD NEXT.

20) VAC-12-02 (6660) MADERA (Public Hearing)

An application submitted by Richmond American, property owner, for a vacation of a five (5) foot public utility easement along Washburn Road commencing at Camino al Norte and proceeding west approximately 350 feet. The Assessor's Parcel Number is 124-33-601-011.

RECOMMENDATION:

The Development Services Department recommends that VAC-12-02 be denied based on the Public Works Department objection.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/12/02 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 this item is heard in its entirety.

Commissioner Dean Leavitt MOVED and Commissioner Anita Wood SECONDED to CONTINUE VAC-12-02 to the 6/12/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/12/02.

21) VAC-13-02 (6680) CLEAR BROOK PLAZA (Public Hearing)

An application submitted by Terra West Development on behalf of Lake Mead Simmons, L.L.C., property owner, for a vacation of a portion of Coran Lane commencing approximately 774 feet west of Simmons Street and proceeding west approximately 222 feet. The Assessor's Parcel Number is 139-20-202-011.

RECOMMENDATION:

The Development Services Department recommends that VAC-13-02 be approved subject to the condition listed below and that this item be forwarded to City Council for final consideration.

1. Relocation of any existing utility facilities shall be at the developer's expense.

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

Sonja Moss, 3035 E. Patrick Lane, Las Vegas, Nevada (no zip code stated) appeared on behalf of the applicant.

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

Shirley Pitts, 3126 Coran Lane, Las Vegas, Nevada 89106

Ms. Pitts stated she lives next to this location and was never informed of anything happening on this property.

Chairman Stone suggested trailing this item for a few minutes to allow the applicant to explain to Ms. Pitts the purpose of this application.

The item was trailed for a few items to allow the applicant an opportunity to explain the details of this application to Ms. Pitts.

This item was heard following the break after Item #24 ZN-58-02.

Chairman Nelson Stone asked the applicant if she had a chance to speak with Shirley Pitts who came forward to speak on this item.

Ms. Moss stated she did.

Ms. Pitts stated she now understands what this application is about and supports it.

Vice-Chairman Harry Shull **MOVED** and Commissioner Anita Wood **SECONDED** to **APPROVE** VAC-13-02 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

22) VN-06-02 (6701) RANCHO MIRAGE UNIT 2 PHASE 2 (Public Hearing)

An application submitted by Real Homes on behalf of Rancho Mirage I, L.L.C., property owner, for a variance in a Planned Unit Development District (PUD) consisting of single-family homes to allow a ten (10) foot rear setback where fifteen (15) feet is required. The property is generally located at the northwest corner of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-27-412-044.

RECOMMENDATION:

The Development Services Department recommends that VN-06-02 be denied because the application does not meet the Title 17 or State Statute criteria necessary for approval.

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

1. That Standard Conditions 4 and 11 apply; and
2. That Lot #80 shall maintain a minimum 10.04-foot rear yard setback.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/12/02 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 this item is heard in its entirety.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to CONTINUE VN-06-02 to the 6/12/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/12/02.

23) ZN-57-02 (6682) COBBLESTONE MANOR EAST (Public Hearing)

An application submitted by D. R. Horton, Inc. on behalf of Robert Cohen, property owner, for reclassification of property from an R-E Ranch Estates District to an R-1 Single-Family Residential District. The property is generally located at the southwest corner of Lawrence Street and Hammer Lane. The Assessor's Parcel Numbers are 124-35-601-012 and 124-35-601-015.

RECOMMENDATION:

The Development Services Department recommends that ZN-57-02 receive a favorable recommendation and that this item be forwarded to the City Council for permanent "hard zoning" to the R-1 Single 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.

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

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 ZN-57-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

24) ZN-58-02 (6695) LONE MT. TAEKWONDO SCHOOL (Public Hearing)

An application submitted by John and Patricia Thomson, property owner, for reclassification of property from a C-P Professional Office Commercial District to a C-1 Neighborhood Commercial District. The property is located at 4324 Decatur Boulevard. The Assessor's Parcel Number is 139-06-310-004.

RECOMMENDATION

The Development Services Department recommends that ZN-58-02 be denied because the proposal is inconsistent with the purpose of the C-1 zoning district; the proposed zoning district is not supported by the Comprehensive Plan; there are fewer than 35 acres of CP-zoned land within the City; there is ample vacant commercial space available in the vicinity that would better accommodate the intended use; and the applicant has not demonstrated any compelling reasons to support the request.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that according to the applicant's back-up material they are planning on turning this facility into a studio for Taekwondo, however this is an application for rezoning and uses are not usually considered as part of this. He stated that according to the C-P Professional Office Commercial District this designation is intended to provide low density business such as professional offices, doctors, dentist, lawyers, accountants, etc. that are compatible with the surrounding and adjacent residential neighborhood. As indicated earlier the Comprehensive Plan for this is office. He stated that in order for C-1 to be considered it would need a Comprehensive Plan designation of Neighborhood Commercial and the applicant has not applied for a Comprehensive Plan amendment to the Neighborhood Commercial District, therefore in accordance with the Nevada Revised Statutes staff has no choice, but to recommend denial of this application as it is not in compliance with the Comprehensive Plan, as well as there two letters on file of people who are in support of this application.

John Thomson, 4324 N. Decatur Boulevard, Las Vegas, Nevada 89130 appeared on behalf of the applicant.

Jim Lewis, Deputy City Attorney, advised the applicant of the proper procedures involving rezoning, which this applicant has not followed. He stated that State Law requires zone requests to be in conformance with the City's adopted Master Use Plan and unfortunately this application is not.

Chairman Nelson Stone suggested this item be continued to allow the applicant an opportunity to submit the proper companion application.

Commissioner Anita Wood stated that she wants to help the applicant, but he needs to follow the proper procedures so that this application is in compliance with the law.

Vice-Chairman Harry Shull stated that if this application was denied, the applicant would be required to wait for one (1) year before he could re-apply, and suggested a continuance to allow the applicant a chance to comply with the require statutes.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE ZN-58-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

**There was a break in the proceedings at 9:01 P.M.
The meeting reconvened at 9:23 P.M.**

Item #21 was re-visited following the break.

25) T-921 (6629) RANCHO DEL NORTE SPORTS COMPLEX

An application submitted by Rancho del Norte Sports Complex, Inc., property owner, for a tentative map review in a Planned Unit Development District (PUD) consisting of General Commercial. The property is generally located at the southeast corner of Camino Al Norte and Rancho Del Norte. The Assessor's Parcel Number is 124-34-410-011.

RECOMMENDATION

The Development Services Department recommends that T-921 be approved subject to the following conditions:

1. Standard Conditions: 2, 3, 5, 6, 7, 11, 15, 26, 27, 29 and 32.
2. The applicant must apply for an encroachment permit for the landscaping on Camino al Norte.
3. The development of this site shall be subject to all applicable conditions of FDP-03-00.
4. Four inch (4") schedule 40 PVC fiber optic conduit is required in Camino al Norte.
5. The applicant must abide by all conditions of the approved traffic study including the cost participation for traffic signals. The cost participation for this project is now past due and the civil improvement plans for the project will be placed on hold pending receipt of the cost participation fees and the approval of the tentative map.
6. The applicant must meet all conditions of approval of VAC-12-00 for the vacation of the 25' access and public utility easement on the site.
7. The applicant must provide emergency access acceptable to the City Engineer and the Fire Department to the adjacent site to the south, Rancho del Norte Villas. The tentative map and

pending civil improvement plans must be revised to include the access easement.

8. Per North Las Vegas Municipal Code 16.12.030, the following information must be added and/or corrected on the map:
 - a. Names and addressed of record owners.
 - b. The assessor's parcel numbers shown on the northeast side of the channel.
 - c. Add the existing and proposed sewers with the direction of flow.
 - d. Add a statement regarding protective covenants and deed restrictions which the subdivider intends to enforce.
 - e. Add existing power and telephone facilities.
9. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval of this item subject to nine (9) conditions.

Jim Childs, 4010 Ali Baba Lane Suite B, Las Vegas, Nevada 89118 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Anita Wood MOVED and Commissioner Tom Langford SECONDED to APPROVE T-921 per staff's recommendations.

The motion carried by UNANIMOUS vote.

26) T-924 (6719) CENTENNIAL/PECOS

An application submitted by KB Homes Nevada Inc. on behalf of Centennial Pecos LLC, property owner, for a tentative map review in a M-1 Light Industrial District (proposed to PUD). The property is generally located at the southeast corner of Centennial Parkway and Statz Road. The Assessor's Parcel Numbers are 124-25-501-002, 003, 004, 124-25-601-001, 002, 003, and 004.

RECOMMENDATION:

The Development Services Department recommends that T-926 be approved with the following conditions:

10. Standard conditions: 1, 2, 5, 7, 11, 15, 17, 25, 26, 27, 28, 29, 31, and 32.
11. Right of way dedication for a bus turn out is required on Centennial Parkway east of Bruce Street.
12. Remove section thickness from the typical sections.
13. Dedicate the drainage area shown on the map. Additional right of way may be required to construct the confluence structure for the Centennial Channel and the Las Vegas Wash confluence. Contact JoMar Alwes, SR/WA at 633-1640 for the dedication requirements.
14. The 30' utility easement between Lots 16 and 17 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 Nevada Power easement along Centennial Parkway is to be included in the common element for the street landscaping. Applicant to landscape in accordance with North Las Vegas municipal code and Nevada Power restrictions.
16. Per North Las Vegas Municipal Code 16.012.030 the following corrections and/or additions are

required:

- a. Add elevations to the contour shown on the map.
 - b. Add a statement regarding protective covenants and deed restrictions.
17. Fiber optic conduit is required on Centennial Parkway and Bruce Street.
 18. Parking will be limited to one side of the street. The Developer is required to install "No Parking" signs.
 19. Entrance streets must be a minimum of sixty feet (60') in width.
 20. Include a tangent between the curves to reduce the severity of the curves on curvilinear streets.
 21. All residential units shall be provided with fire sprinklers, unless the applicant provides an alternative acceptable to the City prior to recording the final map.
 22. A minimum of two remote paved means of access shall be provided from existing streets to the proposed site.
 23. All lots of the tentative map shall have a minimum lot size of 6,000 square feet.
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24. A twenty foot (20') wide pedestrian access easement shall be extended from the end of each cul de sac to Centennial Parkway.
 25. A meandering sidewalk shall be located along Centennial Parkway and shall be separated from the back of curb a minimum of five feet. An Encroachment Permit shall be obtained from Public Works for the landscaping placed in the right-of-way. A pedestrian access easement shall be placed on the meandering sidewalk.
 26. 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.

Before this item was heard, the applicant, Bill Curran, asked Chairman Nelson Stone if this item could be placed at the end of the agenda to allow him an opportunity to speak with his client regarding the item.

Chairman Stone replied the item will be heard last on the agenda.

This item was heard following Item #32 UN-41-02.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who stated that according to the revised Tentative Map it generally complies with the PUD requirements and the Residential Design Standards, and Clark County School District has released their request to hold this item indefinitely. He stated there has been a revised memorandum from the Public Works Department that addresses the revised Tentative Map and staff is recommending approval of this item subject to 17 conditions listed.

Bill Curran, of Curran & Parry, 300 S. 4th Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant. He stated that there is a condition on this item that he does not believe his client can comply with.

Vice-Chairman Harry Shull asked the applicant if he would be in agreement with a continuance to allow the applicant the opportunity to resolve some issues with staff that are of concern to the applicant.

Mr. Curran agreed to a continuance to the 5/22/02 Planning Commission meeting.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to CONTINUE T-924 to the 5/22/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/22/02.

OLD BUSINESS

27) VN-04-02 (6372) BRENT CHILDRESS (Public Hearing)

An application submitted by Brent Childress, property owner, for a variance in an R-1 Single-Family Residential District to allow a zero (0) foot setback for a canopy where three (3) feet is required. The property is located at 3948 Extenso Drive. The Assessor's Parcel Number is 139-06-711-007.

This item was continued from the April 10, 2002 Planning Commission meeting at the request of the applicant.

RECOMMENDATION

The Development Services Department recommends that VN-04-02 be denied because the proposal fails to meet the criteria set forth in State Law and the City of North Las Vegas Municipal Code.

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

Brent Childress, 3948 Extenso Drive, North Las Vegas, Nevada 89032 appeared on behalf of the applicant who stated the canopy is a medical necessity for his wife.

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

Commissioner Anita Wood stated that this is the first time she has been presented a variance with a medical necessity.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to APPROVE VN-04-02 based on the medical report and condition of the applicant.

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

The item was APPROVED.

28) SPR-35-01 (5441) CENTENNIAL MARKETPLACE

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

This item was continued from the April 10, 2002 Planning Commission meeting at the request of the applicant.

RECOMMENDATION

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

The application was presented by Chris Melendrez, Associate Planner, on behalf of staff who indicated staff is recommending approval of this item subject to eleven (11) conditions:

1. Standard Conditions: 1, 2, 3, 4, 7, 11, 15, 26, 27, 28, 29 and 31.
2. That fiber optic conduit must be provided on Losee Road and Centennial Parkway.
3. That the driveways must be a minimum distance of 200 feet from the Centennial Parkway and Losee Road intersection.
4. That right-of-way for a bus turnout must be provided on Losee Road north of Centennial Parkway.
5. That dedication of 50 feet of right-of-way for Losee Road and Centennial Parkway is required along with the right-of-way needed for associated spandrels.
6. That additional dedication for the flared intersection per Clark County Standard Drawing Numbers

201.1 and 245.1 is required on Losee Road and Centennial Parkway.

7. That the jog in the main entrance off of Losee Road must be eliminated.
8. That all buildings shall be equipped with fire sprinklers with alarms transmitted off-site to a central station.
9. That the turning radii of the fire access land shall conform to the requirements of Ordinance 1283.
10. That approval of the site plan shall not imply approval of the proposed pylon signage. Signage shall comply with all Codes and Ordinances in place at the time of building permit application.
11. That the development shall comply with the Commercial Design Standards including but not limited to:
 1. The convenience store shall be relocated to the corner of Losee Road and Centennial Parkway.
 2. Shaded bicycle parking facilities shall be provided in the vicinity of the public open space plazas.

George Garcia, 2501 N. Green Valley Parkway Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who stated he concurs with the conditions, but would like to see Condition #3 changed to read: "or as approved by the City's Traffic Engineer."

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE SPR-35-01 per staff's recommendations subject to the following change:

Condition #3 Changed to Read: "Or as approved by the City's Traffic Engineer."

The motion carried by UNANIMOUS vote.

29) AMP-24-02 (6471) CENTENNIAL/BRUCE (Public Hearing)

An application submitted by Centex Homes on behalf of Jack Binion 79, Phyllis Cope 21, property owners, for an Amendment to the Master Plan of Streets and Highways to remove Bruce Street between Centennial Parkway and Deer Springs Way. The Assessor's Parcel Numbers are 124-23-701-001, 124-23-401-005 and 124-23-301-009.

This item was continued from the April 10, 2002 Planning Commission meeting at the request of the applicant.

RECOMMENDATION

The Development Services Department recommends that AMP-24-02 be denied at the request of the Public Works Department.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/12/02 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 this item is heard in its entirety.

Commissioner Dean Leavitt MOVED and Commissioner Tom Langford SECONDED to CONTINUE AMP-24-02 to the 6/12/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/12/02.

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

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

This application was continued from the April 24, 2002, Planning Commission meeting at the request of the applicant.

RECOMMENDATION:

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

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

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/22/02 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 this item is heard in its entirety.

Commissioner Tom Langford MOVED and Vice-Chairman Harry Shull SECONDED to CONTINUE UN-64-01 to the 5/22/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/22/02.

31) UN-39-02 (6562) STAGING AREA-DECATUR BLVD. (Public Hearing)

An application submitted by the Southern Nevada Water Authority on behalf of the Bureau of Land Management, property owner, for a use permit in an O-L Open Land District to allow a staging area for the construction of a pumping station. The property is generally located at the northeast corner of Horse Drive and Decatur Boulevard. The Assessor's Parcel Number is 124-07-201-001.

This item was continued from the April 24, 2002 Planning Commission meeting at the applicants request.

RECOMMENDATION

The Development Services Department recommends that UN-39-02 be approved subject to the following conditions:

1. Standard Conditions 4, 8, 10, 11, 12 and 15 apply.
2. That all necessary provisions be taken to mitigate dust, subject to staff review and approval.
3. That UN-39-02 shall expire on March 31, 2004.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/22/02 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 this item is heard in its entirety.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE UN-39-02 to the 5/22/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/22/02.

32) UN-41-02 (6572) HOUSE OF DELIVERANCE MINISTRY (Public Hearing)

An application submitted by House of Deliverance MTOC Church on behalf of Robert Brown, property owner, for a use permit in a PUD Planned Unit Development District consisting of C-1 Neighborhood Commercial to allow a church. The property is located at 4116 W. Craig Road #101. The Assessor's Parcel Number is 139-06-613-003.

This application was continued from the April 24, 2002, Planning Commission meeting because the applicant was not present at the meeting.

RECOMMENDATION:

The Development Services Department recommends that UN-41-02 be continued indefinitely to allow the applicant the opportunity to file for an amendment to the PUD district and to allow the Planning Commission and City Council time to consider the amendment. If the applicant is not in agreement with the continuance, then staff's recommendation is for denial.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated there are conditions that need to be amended to allow a church on this property, therefore staff is recommending this item be continued to allow the amendment to the PUD to move forward, otherwise staff would have no choice, but to recommend denial of this item

Pastor Betty Smith, 4116 W. Craig Road #101, North Las Vegas, Nevada 89032 appeared on behalf of the applicant who stated she was unaware of the applicable conditions and is willing to do whatever is necessary to be in compliance with the regulations.

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 Anita Wood advised the applicant that the 5/22/02 Planning Commission has an item that needs to be heard before this item is heard.

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to CONTINUE UN-41-02 to the 5/22/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/22/02.

33) ZN-46-02 (6350) CENTENNIAL VILLAGE (Public Hearing)

An application submitted by NGA #2, L.L.C. on behalf of Exber, Inc., property owner, for reclassification of property from an M-2 General Industrial District to a Planned Unit Development District (PUD) consisting of single-family residential. The property is generally located at the southeast corner of Centennial Parkway and Pecos Road. The Assessor's Parcel Numbers are 123-30-101-002, 123-30-201-001, 123-30-201-002, 123-30-201-003, 123-30-201-004, 123-30-501-001, 123-30-601-002 and 123-30-601-004.

This application was continued from the Planning Commission meeting of April 24, 2002, at the request of the applicant.

RECOMMENDATION:

The Development Services Department recommends that ZN-46-02 be denied because the proposed rezoning is not supported by the guidelines established in the Comprehensive Plan and the preliminary development plan is not in compliance with Municipal Code requirements.

If the Commission thinks that the proposed zoning change is appropriate, then a continuance should be granted to allow the developer to submit a revised site plan that is in conformance with the Comprehensive Plan; has a 12.5 acre schools site; and does not contain the 10 acre parcel to the southeast of the development.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/22/02 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 this item is heard in its entirety.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to CONTINUE ZN-46-02 to the 5/22/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/22/02.

34) AMP-16-02 (6236) SIGNATURE HOMES (Public Hearing)

An application submitted by Signature Homes on behalf of Adams Investments, L.L.C., property owner, for an Amendment to the Master Plan of Streets and Highways to remove San Mateo Street between Racel Street and Horse Drive. The Assessor's Parcel Numbers are 124-07-301-002, 124-07-301-003, 124-07-301-011 and 124-07-301-012.

This application was continued from the March 13, 2002, Planning Commission meeting at the request of the Planning Commission, and again on April 10th and 24th at the request of the applicant.

In the original staff report, staff recommended denial because San Mateo Street may be required to serve as emergency access in this area. In addition, the Public Works Department has submitted a revised memorandum requesting denial of this request because San Mateo Street is needed to relieve congestion from Decatur Boulevard as it would provide additional north/south connectivity.

Therefore, staff's recommendation is still for denial.

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

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 Dean Leavitt MOVED and Commissioner Anita Wood SECONDED to CONTINUE AMP-16-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

35) VAC-07-02 (6239) SIGNATURE HOMES (Public Hearing)

An application submitted by Signature Homes on behalf of Adams Investments LLC, property owner, for a vacation of San Mateo Street commencing at Horse Drive and proceeding in a southerly direction approximately 1,264 to Racel Street. The Assessor's Parcel Numbers are 139-07-301-003, 139-07-301-008, 124-07-301-011 and 124-07-301-012.

This application was continued from the March 13, 2002, Planning Commission meeting at the request of the Planning Commission, and again on April 10th and 24th at the request of the applicant.

The applicant has submitted a revised request to vacate a portion of San Mateo Street. The applicant is proposing to vacate the portion of San Mateo Street commencing at Racel Street and extending north approximately 544 feet. According to the tentative map (T-912), half street dedication and improvements would be provided for the northerly portion of San Mateo Street to serve as access to the subdivision from Horse Drive.

In the original staff report, staff recommended denial because San Mateo Street may be required to serve as emergency access in this area. In addition, the Public Works Department has submitted a revised memorandum requesting denial of this request because San Mateo Street is needed to relieve congestion from Decatur Boulevard as it would provide additional north/south connectivity.

Therefore, staff's recommendation is still for denial.

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

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 Dean Leavitt MOVED and Commissioner Tom Langford SECONDED to CONTINUE VAC-07-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

36) T-912 (6249) SIGNATURE HOMES

An application submitted by Signature Homes on behalf of Adams Investments, Inc., property owner, for a tentative map review in an O-L Open Land District (proposed property reclassification to R-1 Single-Family Residential District). The property is generally located at the southeast corner of Racel Street and Decatur Boulevard. The Assessor's Parcel Numbers are 124-07-301-002, 124-07-301-003, 124-07-301-011 and 124-07-3010012.

Recommendation:

The Development Services Department recommends that T-912 be denied, because the tentative map is not in compliance with the Single Family Design Guidelines, one street does not comply with the curvilinear street requirement, the proposed development would add to an already overcrowded Lied Middle School, the Fire Department opposes this request due to concerns regarding response times and access to the subject site and staff is not supporting the requests to remove a portion of San Mateo Street.

Prior to the Planning Commission meeting the applicant requested this item be withdrawn.

The item was WITHDRAWN.

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: 10:15 PM

A motion to ADJOURN the May 8, 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