

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 22, 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 - Absent
Nelson Stone - Present
Harry Shull - Present
Marilyn Kirkpatrick - Present

STAFF PRESENT:

Steve Baxter, Acting Director, Development Services
Marc Jordan, Principal Planner
Robert Eastman, Planner
Randy Cagle, Public Works
Klete Kus, Transportation Services
Steven DiGiovanni, Fire Department
Deidre Call, Deputy City Attorney
Ted Karant, Recording Secretary

PLEDGE OF ALLEGIANCE

Chairman Nelson Stone

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 May 8, 2002.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE the minutes of the May 8, 2002 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-58-02 (7039) CHEYENNE GARDENS, UNIT 3

Approve the Final Map.

B) PW-59-02 (7040) ARBOR GATE OFFSITES

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 \$113,289.00.

C) PW-60-02 (7041) RANCHO DRIVE @ TEXAS STATION

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify American Casualty Company of Reading Pennsylvania to release the Off-Site Improvements Bond in the amount of \$227,290.25.

D) PW-61-02 (7042) EL DORADO R1-60 NO. 10 TM NO. 18

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Pardee Homes and accept the Subdivision Bond in the amount of \$807,807.81.

E) PW-62-02 (7043) CENTENNIAL/REVERE, PHASE 1

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Centex Homes and accept the Subdivision Bond in the amount of \$2,030,620.68.

F) PW-63-02 (7044) CENTENNIAL/REVERE, PHASE 1 STORM DRAIN

Approve the Subdivision Off-Site Improvements Agreement by Centex Homes and accept the Subdivision Bond in the amount of \$622,957.50.

G) PW-64-02 (7045) CENTENNIAL/REVERE, PHASE 2

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Centex Homes and accept the Subdivision Bond in the amount of \$156,321.00.

H) PW-65-02 (7046) CRAIG SIMMONS COMMERCIAL CENTER

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Craig Simmons Associates, L.P., and accept the Subdivision Bond in the amount of \$42,932.73.

I) PW-66-02 (7047) ANN/ALLEN BY PARDEE, SITE NO. 2

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Pardee Homes and accept the subdivision Bond in the amount of \$323,361.28.

J) RN/09-16-02 (6942) 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.

Consent Agenda Item D PW-61-02 was CONTINUED to 6/12/02.

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

The motion carried by UNANIMOUS vote.

NEW BUSINESS

1) AMP-36-02 (6801) CLEAR BROOK PLAZA (Public Hearing)

An application submitted by Terra West Development on behalf of Simmons Investment, property owner, for an Amendment to the Master Plan of Streets & Highways to eliminate an unnamed street located approximately 1,335 feet west of Simmons Street commencing at Coran Lane and proceeding north approximately 650 feet to Lake Mead Boulevard. The Assessor's Parcel Number is 139-20-202-010.

RECOMMENDATION:

The Development Services Department recommends that AMP-36-02 be approved and that this item be forwarded to City Council for final consideration.

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

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

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

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE AMP-36-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

Items #2 ZN-11-98 and #30 UN-41-02 are related.

2) ZN-11-98 (6750) HOUSE OF DELIVERANCE MINISTRIES (Public Hearing)

An application submitted by House of Deliverance Ministering Team of Christ Church on behalf of Robert Brown, property owner, for an amendment to the conditions of approval reclassifying the property to a PUD Planning Unit Development District. The applicant is requesting an amendment that would allow a church as a special use. The property is located at 4116 W. Craig Road. The Assessor's Parcel Number is 139-06-613-003.

RECOMMENDATION:

The Development Services Department recommends that the request to amend condition number 18 of ZN-11-98 (Ordinance No. 1474) be denied because the proposed request would allow an intense use within close proximity to the residential property line.

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

Pastor Betty Smith, 4116 W. Craig Road Suite 101, North Las Vegas, Nevada 89032 appeared on behalf of the applicant.

Commissioner Anita Wood asked the applicant what time are meetings held at the church.

Pastor Smith replied the meeting starts at 7:00 PM and usually ends approximately 10:00 PM.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE ZN-11-98 subject to the following change:

Condition #18 Changed to Read: "Only permitted uses of the C-1 District shall be allowed in the buildings adjacent to Craig Road. Uses requiring a special use permit may be permitted if a special use permit is approved by the Planning Commission.

- 1. Only professional and medical offices shall be permitted in the buildings adjacent to the northern property line, *with the exception that a church may be considered as a special use.***
- 2. No taverns, convenience stores or convenience food restaurants shall be permitted.**

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #30 UN-41-02 is related and was heard next.

3) AMP-37-02 (6829) COMMERCE VILLAGE (Public Hearing)

An application submitted by Delta Engineering, on behalf of Douglas Pike et. al, 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 southwest corner of Kraft Avenue and Goldfield Street. The Assessor's Parcel Numbers are 139-03-502-003, 139-03-502-004, 139-03-502-005, 139-03-502-006, 139-03-502-008, and 139-03-502-009.

RECOMMENDATION:

The Development Services Department recommends that AMP-37-02 be denied because the proposed amendment does not meet the criteria listed in the Comprehensive Plan; the City currently has an abundance of acreage classified as Medium Density Residential; and because the applicant has not demonstrated any compelling reason to amend the Comprehensive Plan Land Use Map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 6/12/02.

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.

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to CONTINUE AMP-37-02 to the 6/12/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/12/02.

4) ZN-59-02 (6694) COMMERCE VILLAGE (Public Hearing)

An application submitted by Delta Engineering on behalf of Douglas Pike, et. al. Inc., property owners, for

reclassification of property from a R-E Ranch Estates District to a Planned Unit Development District (PUD) consisting of 82 Single-Family homes. The property is generally located at the south corner of Kraft Avenue and Goldfield Street. The Assessor's Parcel Numbers are 139-03-502-003, 139-03-502-004, 139-03-502-005, 139-03-502-006, 139-03-502-008, and 139-03-502-009.

RECOMMENDATION:

The Development Services Department recommends that ZN-59-02 be denied because the proposed development does not comply with Municipal Code requirements; the proposed amendment to the Comprehensive Plan (AMP-37-02) does not meet the criteria listed in the Comprehensive Plan; the City currently has an abundance of acreage classified as Medium Density Residential; and because the applicant has not demonstrated any compelling reason to amend the Comprehensive Plan Land Use Map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 6/12/02.

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 Dean Leavitt MOVED and Commissioner Anita Wood SECONDED to CONTINUE ZN-59-02 to the 6/12/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/12/02.

5) T-922 (6693) COMMERCE VILLAGE

An application submitted by Delta Engineering, on behalf of Douglas Pike et.al., property owner, 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 southwest corner of Kraft Avenue and Goldfield Street. The Assessor's Parcel Numbers are 139-03-502-003, 139-03-502-004, 139-03-502-005, 139-03-502-006, 139-03-502-008, and 139-03-502-009.

RECOMMENDATION:

The Development Services Department recommends that T-922 be denied because the proposed development does not comply with Municipal Code requirements and based on the recommendation to deny the related applications AMP-37-02 and ZN-59-02 as they do not meet the criteria listed in the Comprehensive Plan; the City currently has an abundance of acreage classified as Medium Density Residential; and because the applicant has not demonstrated any compelling reason to amend the Comprehensive Plan Land Use Map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 6/12/02.

Vice-Chairman Harry Shull **MOVED** and Commissioner Dean Leavitt **SECONDED** to CONTINUE T-922 to the 6/12/02 Planning Commission meeting.

The motion carried by **UNANIMOUS** vote.

The item was CONTINUED to 6/12/02.

6) ZN-63-02 (6764) CITY OF NORTH LAS VEGAS (Public Hearing)

An application submitted by the City of North Las Vegas, on behalf of the School Board of Trustees, property owner, for reclassification of property from an M-2 General Industrial District to an R-1 Single Family Residential District. The property is generally located at the southwest corner of Alexander Road and Kings Hill Road. The Assessor's Parcel Number is 139-10-101-005.

RECOMMENDATION:

The Development Services Department recommends that ZN-63-02 be forwarded to the City Council with a recommendation for permanent, "hard zoning," to the R-1, Single Family Residential District.

The application was presented by Robert Eastman, 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 Marilyn Kirkpatrick **SECONDED** to **APPROVE** ZN-63-02 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

The item was APPROVED.

7) ZOA-06-02 (6905) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Section 17.24.140(B)(2c) and Section 17.24.020(C) of Title 17 of the North Las Vegas Municipal Code (Zoning Ordinance) to allow by special use permit, the conversion of garages to living area without meeting the off-street parking provision of this title.

RECOMMENDATION:

The Development Services Department recommends that ZOA-06-002 be considered and Section 17.24.140(B)(2c) and Section 17.24.020(C) of Title 17 be amended as follows:

Bold indicates additions to the ordinance.

Section 17.24.140(B)(2c)

- B. Stall, Aisle and Driveway Designs
- 2. Garages and Other Structures.
- c. Conversion of Parking Structures. No conversion of a parking structure to any ~~other use~~ living area shall be done until other provisions are made to comply with the required off-street parking provisions of this title, *unless a special use permit is approved* by the City.

The standard Special Use Permit findings would apply, in addition to the following findings outlined in the section on conditions for specific special uses:

Section 17.24.020(C)

- C. Conditions for Specific Special Uses
- 12. Garage Conversions - Subsequently renumbering all the following specific Special Uses in C.
 - a. A parking area sufficient for two vehicle off-street parking places with minimum dimensions of 18 feet in width by 20 feet in length shall be provided with no vehicle parking on any sidewalk area or front lot area with the exception of the designated driveway as shown on the special use application.
 - b. The use shall be compatible with the neighborhood and the following findings must be made by the Planning Commission:
 - i. At least three other conversions from the garages or carports to living area have been legally permitted within a 300 foot radius of the subject property or,
 - ii. A minimum of three houses within a 300 foot radius of the subject property were not originally constructed with carports or garages.
 - c. The living area shall not be used to provide the house with a second kitchen.

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

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

- ▶ Frank C. Brown, 4505 W. San Miguel, North Las Vegas, Nevada 89032

Mr. Brown stated he supports this item as he wants to convert his garage.

Chairman Stone closed the Public Hearing.

Vice-Chairman Harry Shull **MOVED** and Commissioner Dean Leavitt **SECONDED** to APPROVE ZOA-06-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #8 ZN-64-02, #9 T-927, #10 ZN-65-02 and #11 T-928.

8) ZN-64-02 (6820) NORTH VALLEY ENTERPRISES, LLC (Public Hearing)

An application submitted by North Valley Enterprises LLC, property owner, for reclassification of property from a MPC Master Planned Community District to a MPC / R-1 Master Planned Community / Single-Family Residential District. The property is located approximately 555 feet east of Simmons Street and 2530 feet south of Grand Teton Drive. The Assessor's Parcel Numbers are 124-17-000-004 and 124-17-

000-005.

RECOMMENDATION

The Development Services Department recommends that ZN-64-02 be approved.

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

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

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

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE ZN-64-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #8 ZN-64-02, #9 T-927, #10 ZN-65-02 and #11 T-928.

9) T-927 (6827) NORTH VALLEY ENTERPRISES, LLC

An application submitted by North Valley Enterprises, LLC on behalf of North Valley Enterprises, LLC, for a tentative map review in an MPC District consisting of 11 lots for an active adult model home complex. The property is located approximately 555 feet east of Simmons Street and 2530 feet south of Grand

Teton Drive. The Assessor's Parcel Number is 124-17-000-004 and 124-17-000-005.

RECOMMENDATION

The Development Services Department recommends that T-927 be approved subject to the following conditions:

1. Standard Conditions: 5, 11, 15, 17, 26, 27, 28, 29, 31, and 32.
2. Per North Las Vegas Municipal Code 16.012.030 the following corrections and/or additions are required:
 - a. Add the approximate grades of streets.
 - b. Contours need to be shown.
 - c. Direction of the flow for sanitary sewer needs to be added.
 - d. Add a statement regarding protective covenants and deed restrictions.
3. Applicant must provide proof that the right of way has been dedicated or an easement obtained for Simmons Street prior to recording the final map.
4. Five copies of a revised tentative map incorporating the conditions of approval shall be submitted for review of the Public Works Department and the Planning Division prior to submittal of the final map.

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

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

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

Vice-Chairman Harry Shull **MOVED** and Commissioner Dean Leavitt **SECONDED** to **APPROVE** T-927 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

The item was APPROVED.

Item #8 ZN-64-02, #9 T-927, #10 ZN-65-02 and #11 T-928.

10) ZN-65-02 (6825) NORTH VALLEY ENTERPRISES, LLC (Public Hearing)

An application submitted by North Valley Enterprises, LLC, property owner, for reclassification of property from an O-L Open Land District to an MPC / R-1 Master Planned Community Single/Family Residential District. The property is located east of Simmons Street and approximately 1500 feet south of Grand Teton

Drive. The Assessor's Parcel Numbers are 124-17-000-004 and 124-17-000-005.

RECOMMENDATION

The Development Services Department recommends that ZN-65-02 be approved.

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

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

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

Commissioner Anita Wood **MOVED** and Commissioner Dean Leavitt **SECONDED** to **APPROVE** ZN-65-02 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

The item was APPROVED.

Item #8 ZN-64-02, #9 T-927, #10 ZN-65-02 and #11 T-928.

11) T-928 (6828) NORTH VALLEY ENTERPRISES, LLC

An application submitted by North Valley Enterprises, LLC on behalf of North Valley Enterprises, LLC, for a tentative map review in an MPC District consisting of 241 lots for an active adult development. The property is located east of Simmons Street and approximately 1500 feet south of Grand Teton Drive. The

RECOMMENDATION

The Development Services Department recommends that T-928 be approved subject to the following conditions:

1. Standard conditions: 5, 11, 15, 17, 26, 27, 28, 29, 31, and 32.
2. Applicant must provide proof that right-of-way has been dedicated or an easement obtained for Simmons Street prior to recording the final map.
3. Clark County Regional Flood Control District (CCRFCD) concurrence of the drainage study is required.
4. Applicant must provide proof of property ownership in North Valley Enterprises prior to recordation of the subdivision.
5. Add a statement to the map regarding covenants and deed restrictions.
6. Identify the area adjacent to Lot 222.
7. Add "Private" to the drainage easement labels on Lots I and J.
8. Change the designation from "Municipal" to "Public" Utility Easements on Lots B, F and N.
9. Label streets as public or private.
10. The turning radii along the fire access lanes shall be in accordance with the requirements of the Fire Code.
11. That the required "landscape/sidewalk zone" as specified in the North Valley Development Agreement shall be shown on the final map and proof of a maintenance mechanism be demonstrated to the City prior to recordation of the final map.
12. Five copies of a revised tentative map incorporating the conditions of approval shall be submitted for review of the Public Works Department and the Planning Division prior to submittal of the final map.

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

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

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Dean Leavitt SECONDED to APPROVE T-928 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

12) UN-43-02 (6802) LAS VEGAS SPAS (Public Hearing)

An application submitted by Las Vegas Spa on behalf of Rick Murray, property owner, for a use permit in an M-2 General Industrial District to allow a retail spa store. The property is located at 2575 E. Craig Road. The Assessor's Parcel Number is 139-01-301-007.

RECOMMENDATION:

The Development Services Department recommends that UN-43-02 be approved subject to the following conditions:

1. That Standard Conditions 10, 11 and 12 apply; and
2. That outdoor displays be prohibited; and
3. That all loading and unloading of merchandise take place at the rear of the building. Retail purchases may be carried out through the front door; and
4. A traffic study update is required; and
5. The applicant must pay the past due Traffic Signal Cost Participation fee in the amount of \$25,832.00; and
6. All applicable conditions must be met prior to the applicant applying for a business license. The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

Don Reed, 2575 E. Craig Road, North Las Vegas, Nevada 89030 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 Dean Leavitt SECONDED to APPROVE UN-43-02 per staff's recommendations subject to the following change:

Delete Condition #5.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

13) UN-44-02 (6831) AMERICAN STONE (Public Hearing)

An application submitted by American Stone on behalf of Stone Mountain Management L.L.C., property owner, for a use permit in an M-2 General Industrial District to allow an off premises sign. The property is located approximately 200 west of Civic Center Drive and 640 feet north of Gowan Road. The Assessor's Parcel Number is 139-12-201-012.

RECOMMENDATION

The Development Services Department recommends that UN-44-02 be approved subject to the following conditions:

1. Standard Conditions: 11 and 12; and
2. That one or more of the existing billboards shall be removed and the remaining billboard(s) be located so that they are no closer than 500 feet to one another or to any other existing billboard sign.

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

Crystal Powell, 4040 S. 300 West, Salt Lake City, Utah 84107 appeared on behalf of the applicant.

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

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-44-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #14 UN-46-02 and #15 UN-47-02 are related.

14) UN-46-02 (6824) CENTENNIAL & PECOS (Public Hearing)

An application submitted by Pecos & Centennial Pkwy Trust, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow the "on sale" of alcoholic beverages in conjunction with a tavern. The property is located at the northwest corner of Centennial Parkway and Pecos Road. The Assessor's Parcel Number is 124-24-801-008.

RECOMMENDATION

The Development Services Department recommends that UN-46-02 be continued to allow the applicant time to resolve the issues mentioned in the attached memorandum from the Department of Public Works.

The application was presented by Robert Eastman, Planner, on behalf of staff.

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

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

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-46-02 subject to the following conditions:

1. **Standard Conditions 1,2,3,5,6,7,8,10,11,12,14,15,23,25,26,27,29 and 32.**
2. **Fiber optic as required in Centennial Parkway and Pecos Road frontages.**
3. **Dedication of right-of-way for intersection of Centennial Parkway and Pecos Road (201.1 requirements).**
4. **Dedication of right-of-way for bus turn-out on Centennial Parkway.**
5. **The applicant shall comply with Commercial Development Standards and Design Guidelines.**
6. **The applicant shall comply with all applicable conditions of approval prior to issuance of a building permit.**
7. **Construction shall begin within six months of the date of this approval.**
8. **A minimum of two windows shall be incorporated into the design of the building. The windows shall be of the same design and size as the windows used elsewhere on the building.**
9. **The applicant shall submit a detailed floor plan for review and approval by the Planning Commission prior to the issuance of a building permit.**
10. **The applicant shall maintain a floor ratio of 40% to 60% ratio, bar to restaurant.**

The motion carried by UNANIMOUS vote.

The item was APPROVED.

**There was a break in the proceedings at 8:24 P.M.
The meeting reconvened at 8:37 P.M.**

Item #14 UN-46-02 and #15 UN-47-02 are related.

15) UN-47-02 (6823) CENTENNIAL & PECOS (Public Hearing)

An application submitted by Pecos & Centennial Pkwy Trust, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a convenience store with gas pumps. The property is located at the northwest corner of Centennial Parkway and Pecos Road. The Assessor's Parcel Number is 124-24-801-008.

RECOMMENDATION

The Development Services Department recommends that UN-47-02 be continued to allow the applicant time to resolve the issues mentioned in the attached memorandum from the Department of Public Works.

The application was presented by Robert Eastman, Planner, on behalf of staff.

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

of the applicant.

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

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to APPROVE UN-47-02 subject to the following conditions:

1. **Standard Conditions 1,2,3,5,6,7,8,10,11,12,14,15,23,25,26,27,29 and 32.**
2. **Fiber optic as required in Centennial Parkway and Pecos Road frontages.**
3. **Dedication of right-of-way for intersection of Centennial Parkway and Pecos Road (201.1 requirements).**
4. **Dedication of right-of-way for bus turn-out on Centennial Parkway.**
5. **The applicant shall comply with Commercial Development Standards and Design Guidelines.**

The motion carried by UNANIMOUS vote.

The item was APPROVED.

16) VAC-14-02 (6821) CVS PHARMACY-LV (Public Hearing)

An application submitted by Gustine Properties, Inc. on behalf of Robert M. & Nancy L. Goldman et.al., property owners, for a vacation of 2,233 square feet of right of way along the west side of Carroll Street. The Assessor's Parcel Numbers are 139-24-210-267, 139-24-210-017 and 139-24-210-016, and 139-24-210-015.

RECOMMENDATION:

The Development Services Department recommends that VAC-14-02 be approved subject to the conditions listed below and that this item be forwarded to City Council for final consideration.

1. Dedication of a public street between Carroll Street and Civic Center Drive, as deemed acceptable by the City of North Las Vegas Traffic Engineer.
2. The property owner must enter into a lease, or other acceptable alternative with the City of North Las Vegas for access, landscaping and other appurtenances within the property.

3. Approval of a traffic study supporting access to the site from Civic Center Drive.
4. Reimbursement of condemnation expenses previously incurred by the City in the amount of one-hundred thousand dollars (\$100,000).
5. Withdrawal of the request for the vacation of the hammerhead right-of-way south of the existing block wall.
6. Carroll Street must be configured, by way of removing the existing block wall and reconfiguring the curbs, to allow fire apparatus access from Carey Avenue to Lake Mead Boulevard via Carroll Street.
7. A permanent easement shall be reserved to Southwest Gas Corporation; over, across, above and under the describe parcel of land with the following:
 1. No building, structures, fence or trees shall be placed upon or under said parcel of land to be vacated now or hereafter.
 2. Southwest Gas Corporation shall not be liable for any damages to any of the improvements placed within said easement due to normal or necessary operation using reasonable care.
8. That any easements requested by Southwest Gas shall be located in an area that will not cause conflict with any Zoning Ordinance requirements, including, but not limited to landscape requirements imposed by the Commercial Development Design Standards. Relocation of any existing facilities shall be at the developer's expense.

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 Marilyn Kirkpatrick SECONDED to CONTINUE VAC-14-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

17) T-925 (6798) AMERICAN PREMIERE

An application submitted by American Premiere Homes on behalf of Moehrle John A Sep PPTY TR ETAL, MOEHRLE JOHN A TRS, for a tentative map review in an R-E Ranch Estates District (pending reclassification to a Planned Unit Development (PUD) District. The property is generally located on the northwest corner of Centennial Parkway and Statz Street. The Assessor's Parcel Number is 124-26-401-009 and 124-26-401-010.

RECOMMENDATION:

The Development Services Department recommends that T-925 be continued indefinitely to allow the applicant time to submit a revised tentative map that is in compliance with the conditions of approval for the PUD and ordinance requirements. State Statutes require the Planning Commission to act within 45 days, otherwise the tentative map would be deemed approved. Therefore, unless the applicant is willing to continue the application, the Development Services Department will have to recommend that T-925 be denied.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 6/26/02.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE T-925 to the 6/26/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/26/02.

18) T-926 (6817) CENTENNIAL/BRUCE EAST 40

An application submitted by William Lyon Homes on behalf of Centennial Bruce, LLC, property owners, for a tentative map review in an R-1 Single Family Residential District . The property is generally located on the southeast corner Centennial Parkway and Bruce Street. The Assessor's Parcel Number is 124-26-101-013.

RECOMMENDATION:

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

9. Standard conditions: 1, 2, 4, 5, 6, 7, 8, 11, 15, 17, 25, 26, 27, 28, 29, 31, and 32.
10. Right of way dedication for a bus turn out is required on Centennial Parkway east of Bruce Street.

11. Remove section thickness from the typical sections.
12. 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.
13. 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.
14. 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.
15. 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.
16. Fiber optic conduit is required on Centennial Parkway and Bruce Street.
17. Parking will be limited to one side of the street. The Developer is required to install "No Parking" signs.
18. Entrance streets must be a minimum of sixty feet (60') in width.
19. Include a tangent between the curves to reduce the severity of the curves on curvilinear streets.
20. 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.
21. A minimum of two remote paved means of access shall be provided from existing streets to the proposed site.
22. All lots of the tentative map shall have a minimum lot size of 6,000 square feet.
23. A twenty foot (20') wide pedestrian access easement shall be extended from the end of each cul de sac to Centennial Parkway.
24. 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.
25. Five copies of a revised tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

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

Scott Prokochuk, of William Lyon Homes, 500 Pilot Road Suite G, Las Vegas, Nevada 89119 appeared on behalf of the applicant.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE T-926 per staff's recommendations subject to the following change:

Delete Condition #7b.

Delete Condition #9.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

19) SPR-10-02 (6738) CHEYENNE COMMERCE CENTER

An application submitted by VLMK on behalf of Harsch Investment Properties, property owner, for a site plan review in a M-2 General Industrial District. The property is generally located at the northeast corner of Cheyenne Avenue and Revere Street. The Assessor's Parcel Numbers are 139-10-401-002 and 139-10-401-003.

RECOMMENDATION

The Development Serviced Department recommends that SPR-10-02 be approved with the following conditions:

1. Standard Conditions: 1, 2, 4, 5, 6, 7, 11, 15, 22, 26, 27, 29, and 32.
2. A merger and resubdivision map or reversionary map is required.
3. A blanket slope easement which recorded August 21, 1966 as Document Number 735:590834 must be vacated prior to development.

4. Monument signs at the main entry on Cheyenne Avenue may impact sight distances. Sight distance triangles must be added to the site plan at this entrance.
5. Provide four inch (4") schedule 40 PVC fiber optic conduit on Cheyenne Avenue and three inch (3") schedule 40 PVC fiber optic conduit on Revere Street.
6. Dedication of right of way for a bus turn out is required on Revere Street north of Cheyenne Avenue.
7. Additional right of way dedication required for the flared intersection at Cheyenne Avenue and Revere Street per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
8. Roadway easements will be required for the commercial driveways.

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

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

Commissioner Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE SPR-10-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

20) T-875 (6826) DESERT PASSAGE NORTH

An application submitted by American Premiere, property owner, to amend a previously approved condition for tentative map reviewed in an R-1 Single-Family Residential District. The property is generally located at the northeast corner of Lone Mountain Road and Commerce Street. The Assessor's Parcel Numbers are 124-34-801-002, 124-34-801-003, 124-34-801-004 and 124-34-801-006.

RECOMMENDATION:

The Development Services Department recommends that T-875 be approved subject to the following conditions:

9. Standard conditions: 1, 2, 3, 7, 11, 15, 17, 18, 22, 26, 27, 29 and 31.
10. The developer shall comply with the single family design standards, including, but not limited to providing ten feet of landscaping, which may include the sidewalk adjacent to the corner side of all corner lots within the subdivision. The landscaping may be shown as common elements or as an easement on the final map. Maintenance of the landscaping shall be the responsibility of the

homeowner's association.

11. The cul-de-sac known as Kite Shield Court shall not exceed 500 feet in length unless otherwise approved by the City Engineer.
12. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City.
13. Perimeter fire hydrants shall be provided in accordance with Ordinance 1283.
14. All Fire Department codes and ordinances in effect at the issuance of building plans shall apply.
15. Fiber optic conduit is required on the Lone Mountain Road and Commerce Street frontages.
16. The developer is required to sign a Cost Participation Agreement and pay for traffic signal contributions.
17. Right-of-way dedication for a bus turn-out is required to be dedicated at a location immediately north of Lone Mountain Road on Commerce Street.
18. Pedestrian access must be provided to Conway Street to accommodate pedestrian traffic to the adjacent school.
19. Two copies of a revised tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

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

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

Chairman Nelson Stone MOVED and Vice-Chairman Harry Shull SECONDED to APPROVE T-875 subject to the following change:

Condition #2 Changed to Read: "The developer shall comply with the single family design standards, including, but not limited to providing ten feet of landscaping, which may include the sidewalk adjacent to the corner side of all corner lots within the subdivision. Perimeter landscaping areas shall be as a common element on the final map. Maintenance of perimeter landscaping shall be the responsibility of the homeowner's association."

The motion carried by UNANIMOUS vote.

OLD BUSINESS

21) AMP-27-02 (6580) 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 eliminate Rome Boulevard between Donna Street and Lawrence Street. The Assessor's Parcel Numbers are 124-23-301-009, 124-23-401-003, 124-23-401-004, 124-23-401-005, 124-23-701-001, 124-23-701-002 and 124-23-801-001.

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

RECOMMENDATION

The Development Services Department recommends that AMP-27-02 be denied at the request of the Public Works Department.

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

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

applicant who requested this 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 Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE AMP-27-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

Items #22 AMP-29-02, #23 ZN-53-02, #24 AMP-30-02, #25 ZN-54-02 and #26 ZN-55-02 are related.

22) AMP-29-02 (6587) AZURE/STATZ III (Public Hearing)

An application submitted by Nigro Associates on behalf of Kavoossi 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 Azure Avenue and Statz Street. The Assessor's Parcel Number is 124-25-102-002.

This item was continued from the April 24, 2002, Planning Commission meeting. At the time of this memorandum's preparation, there had not been any new/additional information submitted.

RECOMMENDATION

The Development Services Department recommends that AMP-29-02 receive a favorable recommendation and be forwarded to the City Council for final consideration.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 6/12/02.

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.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE

AMP-29-02 to the 6/12/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/12/02.

Items #22 AMP-29-02, #23 ZN-53-02, #24 AMP-30-02, #25 ZN-54-02 and #26 ZN-55-02 are related.

23) ZN-53-02 (6588) AZURE/STATZ III (Public Hearing)

An application submitted by Nigro Associates on behalf of Kavoossi Family Trust, property owner, for reclassification of property from an R-E Ranch Estate District to a PUD Planned Unit Development District consisting of 220 dwelling units . The property is generally located at the northwest corner of Azure Avenue and Statz Street. The Assessor's Parcel Number is 124-25-102-002.

This item was continued from the April 24, 2002, Planning Commission meeting. At the time of this memorandum's preparation, there had not been any new/additional information submitted.

RECOMMENDATION

The Development Services Department recommends that ZN-53-02 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 density exceeds the maximum allowable at this location (if AMP-29-02 is approved); the proposal is not designed as one cohesive development; landscape buffer areas do not meet the minimum dimensional requirements; and proposed streets capes do not meet the minimum standards set forth in the Zoning Ordinance.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 6/12/02.

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 ZN-53-02 to the 6/12/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/12/02.

Items #22 AMP-29-02, #23 ZN-53-02, #24 AMP-30-02, #25 ZN-54-02 and #26 ZN-55-02 are related.

24) AMP-30-02 (6586) AZURE/STATZ (Public Hearing)

An application submitted by Nigro Associates on behalf of Nevcan Development LTD., et. al., 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 southwest corner of Azure Avenue and Statz Street. The Assessor's Parcel Numbers are 124-25-202-001 and 124-25-202-002.

RECOMMENDATION

The Development Services Department recommends that AMP-30-02 receive a favorable recommendation and be forwarded to the City Council for final consideration.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 6/12/02.

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 Dean Leavitt MOVED and Vice-Chairman Harry Shull SECONDED to CONTINUE AMP-30-02 to the 6/12/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

Items #22 AMP-29-02, #23 ZN-53-02, #24 AMP-30-02, #25 ZN-54-02 and #26 ZN-55-02 are related.

25) ZN-54-02 (6585) AZURE/STATZ (Public Hearing)

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

This item was continued from the April 24, 2002, Planning Commission meeting. At the time of this memorandum's preparation, there had not been any new/additional information submitted.

RECOMMENDATION

The Development Services Department recommends that ZN-54-02 be denied because the proposal is inconsistent with the purpose of the PUD zoning district; the PUD open space requirements have not been met; there are several discrepancies between the letter of intent, application form and proposed preliminary development plan; pertinent information (e.g. lot sizes, proposed setbacks, etc.) was not provided; and the proposed streets capes do not meet the minimum standards set forth in the Zoning Ordinance.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 6/12/02.

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.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE ZN-54-02 to the 6/12/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/12/02.

Items #22 AMP-29-02, #23 ZN-53-02, #24 AMP-30-02, #25 ZN-54-02 and #26 ZN-55-02 are related.

26) ZN-55-02 (6584) AZURE/STATZ II (Public Hearing)

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

This item was continued from the April 24, 2002, Planning Commission meeting. At the time of this memorandum's preparation, there had not been any new/additional information submitted.

RECOMMENDATION

The Development Services Department recommends that ZN-55-02 be denied because the proposal is inconsistent with the purpose of the PUD zoning district; the PUD open space requirements have not be met; there are several discrepancies between the calculations, application form and proposed preliminary development plan; pertinent information (e.g. lot sizes, proposed setbacks, etc.) was not provided; and the proposed streets capes do not meet the minimum standards set forth in the Zoning Ordinance.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 6/12/02.

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.

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to CONTINUE ZN-55-02 to the 6/12/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/12/02.

27) 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:

Development Services Department recommends that T-924 be approved with the following conditions:

1. Standard conditions: 1, 2, 3, 5, 7, 11, 17, 26, 27, 28, 29, 31, and 32.
2. Clark County Regional Flood Control District (CCRFCD) concurrence of the drainage study is required.
3. Remove 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.
4. The drainage easements 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.
5. A master transportation plan with modeling is required.
6. Fiber optic conduit is required on Centennial Parkway, Tropical Parkway and Pecos Road.
7. Per Title 16.12.030 the following corrections / additions to the map are required:
 1. Correct the legal description to state that the subdivision is a portion of the Northeast

- Quarter (NE 1/4) of Section 25.
2. List the proposed zoning along with the current zoning.
 3. Approximate grades must be shown for all streets.
 4. Add elevations to the contours shown on the map.
 5. Show the direction of flow on all of the sanitary sewers.
 6. Show the location of existing telephone facilities and gas mains including the Kern River Gas Line along Centennial Parkway.
8. The 25' public drainage easement along the western property boundary is undesirable and appears to be excessive in length. Final approval of the extent and configuration of the easement is subject to an approved drainage study.
 9. Due to the existing Nevada Power transmission poles, the Tropical Parkway alignment must be shifted ten feet (10.0') south of the section line. The applicant will be responsible for building the fifty feet (50.00') half street and obtaining the additional ten feet (10.0') of right of way necessary for the construction of the half street south of the section line.
 10. The applicant may apply for a vacation of the excess right of way or use it for landscaping. In the event it is used for landscaping, an encroachment permit will be required.
 11. Label the areas between Lots 293 and 294 and between Lots 431 and 432 as common elements.
 12. Label the unidentified area marked "Paseo" as a park (public or private) or as a common lot.
 13. Label streets as public or private.
 14. Sixty foot (60.0') of right of way dedication required for Azure Avenue.
 15. 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.
 16. A minimum of two remote means of access shall be provided from existing streets to the proposed site.
 17. A meandering sidewalk shall be located along Tropical Parkway, Centennial Parkway, and Pecos Road 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.
 18. Five copies of a revised tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

The application was presented by Robert Eastman, 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.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE T-924 per staff's recommendations subject to the following changes:

Condition #9 Changed to Read: "Due to the location of the existing Nevada Power transmission poles, the Tropical Parkway alignment must be offset ten (10.0') south of the half-section line. As such, the applicant will be responsible for the construction of forty

feet (40') of half-street improvements north of the half-section line. Prior to recordation of the final map, the applicant must post a cash deposit, or other surety deemed acceptable by the City, for the future cost of an additional ten feet (10') of roadway improvements immediately south of the half-section line, with an agreement that stipulates that the applicant will be responsible to complete construction of said improvements in a manner satisfactory to the City within 120 days after the remaining sixty feet (60') of right-of-way south of the half-section line is obtained and the improvements are requested by the Director of Public Works."

Condition #17 Changed to Read: "A meandering sidewalk shall be located along Tropical Parkway, Centennial Parkway and Pecos Road and shall be separated from the back-of-curb by a minimum of five feet (5') except where physically unfeasible due to the location of drainage structures. An encroachment permit shall be obtained from the Public Works Department for the landscaping placed in the right-of-way. A pedestrian access easement shall be placed over the meandering sidewalk."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #28 UN-64-01 and #29 UN-39-02 are related.

28) 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 24th and the May 8th, Planning Commission meetings 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.

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

Leanne Miller, of the Southern Nevada Water Authority, 1900 E. Flamingo Road Suite 170, Las Vegas, Nevada 89119 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

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

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-64-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #28 UN-64-01 and #29 UN-39-02 are related.

29) 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 24th and the May 8th, Planning Commission meetings 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.

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

Leanne Miller, of the Southern Nevada Water Authority, 1900 E. Flamingo Road Suite 170, Las Vegas, Nevada 89119 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

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

Commissioner Dean Leavitt MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE UN-39-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #31 was heard next.

Items #2 ZN-11-98 and #30 UN-41-02 are related.

This item was heard following Item #2 ZN-11-98.

30) 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 originally continued from the April 24, 2002, Planning Commission meeting because the applicant was not present at the meeting. On May 8, 2002, this item was again continued with the applicant's concurrence to this 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, Principal Planner, on behalf of staff who indicated staff is recommending approval subject to four (4) conditions.

Pastor Betty Smith, 4116 W. Craig Road #101, North Las Vegas, Nevada 89032 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 UN-41-02 subject to the following changes:

Condition #1 Added to Read: "Standard Conditions 10, 11 and 12."

Condition #2 Added to Read: "This use permit shall no become effective until such time that the PUD is amended to allow a church as a special use in the northerly buildings."

Condition #3 Added to Read: "Activity would not go beyond 10:00 PM on any night."

Condition #4 Added to Read: "Outside activity is prohibited."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #3 was heard next.

31) 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 May 8, 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 6/26/02.

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.

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to CONTINUE ZN-46-02 to the 6/12/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/26/02.

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: 9:30 PM

A motion to ADJOURN the May 22, 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:

