

MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Nelson Stone, Chairman
Marilyn Kirkpatrick
Dean Leavitt
Joy Diaz

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

June 12, 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
Joy Diaz, Present

STAFF PRESENT:

Steve Baxter, Acting Director, Development Services
Marc Jordan, Senior Planner
Bob Hoyes, Associate Planner
Randy Cagle, Public Works
Klete Kus, Transportation Services
Steven DiGiovanni, Fire Department
Jim Lewis, Deputy City Attorney
Ted Karant, Recording Secretary

PLEDGE OF ALLEGIANCE

Vice-Chairman Harry Shull

ANNOUNCEMENTS:

Verification of compliance with NRS 241, Open Meeting Law.

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

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

MINUTES

Approval of the MINUTES for the Planning Commission meeting of May 22, 2002.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE the minutes of the May 22, 2002 Planning Commission Meeting with Commissioner Tom Langford and Commissioner Joy Diaz abstaining from voting as they were not present at the 5/22/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-67-02 (7198) NORTH MEADOWS WEST #1

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by North Meadows, LLC and accept the Subdivision Bond in the amount of \$622,496.93.

B) PW-68-02 (7199) SUNFLOWER 8

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Sunflower Estates, LLC and accept the Letter of Credit in the amount of \$139,629.38.

C) PW-69-02 (7200) CLAYTON OVERLOOK

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Celebrate Homes XIV, LLC and accept the Subdivision Bond in the amount of \$87,346.65.

D) PW-70-02 (7201) CHEYENNE RESTAURANT & PUB

Accept the Commercial Developments Off-Site Improvements Agreement by O.R.B., LLC and accept the Off-Site Improvements Bond in the amount of \$107,356.65.

E) 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.

Vice-Chairman Harry Shull abstained from voting on Consent Agenda Items A and C due to a business interest.

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

The motion carried by UNANIMOUS vote.

Commissioner Dean Leavitt MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE Consent Agenda Item A.

The motion carried by UNANIMOUS vote.

Commissioner Dean Leavitt MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE Consent Agenda Item C.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

Item #1 AMP-39-02 and #2 ZN-67-02 are related.

1) AMP-39-02 (6967) CENTENNIAL VILLAGE CENTER (Public Hearing)

An application submitted by Royal Investors Group LLC on behalf of 40 Acres @ Centennial LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Neighborhood Commercial. The property is generally located at the southeast corner of Centennial Parkway and Simmons Street. The Assessor's Parcel Number is 124-29-501-001.

RECOMMENDATION:

The Development Services Department recommends that AMP-39-02 be denied as there is already an over abundance of commercial within a two mile radius of the subject site and there does not appear to be a need to add more commercially zoned property.

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

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

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

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE AMP-39-02 per staff's recommendations.

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

The item was APPROVED.

Item #1 AMP-39-02 and #2 ZN-67-02 are related.

2) ZN-67-02 (6976) CENTENNIAL VILLAGE CENTER (Public Hearing)

An application submitted by Royal Investors Group LLC on behalf of 40 Acres @ Centennial LLC property owner, for reclassification of property from an R-1 Single Family Residential District to a C-1 Neighborhood Commercial District. The property is generally located at the southeast corner of Centennial Parkway and Simmons Street. The Assessor's Parcel Number is 124-29-501-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-67-02 be denied as the rezoning is not justified by changed or changing conditions since the adoption of the Comprehensive Plan in June of 1999.

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

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

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

- ▶ Irene Bimel, 2720 Orchid Moon Court, North Las Vegas, Nevada 89031

Ms. Bimel stated she opposes this item as she does not want to see apartments built around her home.

- ▶ Charlette Auriemma, 2731 Orchid Moon Court, North Las Vegas, Nevada 89031

Ms. Auriemma stated she does not want to see more commercial come in to this area.

Chairman Stone closed the Public Hearing.

Vice-Chairman Harry Shull **MOVED** and Commissioner Dean Leavitt **SECONDED** to **APPROVE** ZN-67-02 per staff's recommendations.

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

The item was APPROVED.

Item #3 AMP-38-02 and #4 ZN-66-02 are related.

3) AMP-38-02 (6977) CENTENNIAL VILLAGE CENTER (Public Hearing)

An application submitted by Royal Investors Group LLC on behalf of 40 Acres @ Centennial LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to M-HDR Medium - High Density Residential. The property is generally located at the southeast corner of Centennial Parkway and Simmons Street. The Assessor's Parcel Number is 124-29-501-001.

RECOMMENDATION:

The Development Services Department recommends that AMP-38-02 be denied because the proposed amendment to the Comprehensive Plan is not supported by the guidelines for Medium High 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, Principal Planner, on behalf of staff who indicated staff is recommending denial of this item.

Bob Gronauer, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated he would like to continue these two related items in order to meet with the residents in the area.

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

- ▶ Brandon Renfro, 2719 Orchid Moon Court, North Las Vegas, Nevada 89031

Mr. Renfro stated he opposes this project as he feels it will increase traffic and will become unsafe for children in the neighborhood.

- ▶ Tina Pelletier, 2606 Sweet Leilani Avenue, North Las Vegas, Nevada 89031
- ▶ Everett Pelletier, 2606 Sweet Leilani Avenue, North Las Vegas, Nevada 89031

Mrs. Pelletier stated she does not want to live around apartment buildings.

Mr. Pelletier stated he feels that it will increase traffic and crime in the area and opposes this project.

- ▶ Robert Vance, 2610 Sweet Leilani Avenue, North Las Vegas, Nevada 89031

Mr. Vance stated he opposes this project as he does not want apartment buildings this close to his home.

Chairman Stone closed the Public Hearing.

Vice-Chairman Harry Shull **MOVED** and Commissioner Marilyn Kirkpatrick **SECONDED** to CONTINUE AMP-38-02 to the 7/10/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 7/10/02.

Item #3 AMP-38-02 and #4 ZN-66-02 are related.

4) ZN-66-02 (6969) CENTENNIAL VILLAGE CENTER (Public Hearing)

An application submitted by Royal Investors Group LLC, on behalf of 40 Acres @ Centennial LLC, property owner, for reclassification of property from an R-1 Single-Family Residential District to an R-3 Multifamily Residential District. The property is generally located on the southeast corner of Centennial Parkway and Simmons Street. The Assessor’s Parcel Number is 124-29-501-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-66-02 be denied as the rezoning is not justified by a changed or changing conditions since the adoption of the Comprehensive Plan in June of 1999.

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

Bob Gronauer, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated he would like to continue these two related items in order to meet with the residents in the area.

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

- ▶ Brandon Renfro, 2719 Orchid Moon Court, North Las Vegas, Nevada 89031

Mr. Renfro stated he opposes this project as he feels it will increase traffic and will become unsafe for children in the neighborhood.

- ▶ Tina Pelletier, 2606 Sweet Leilani Avenue, North Las Vegas, Nevada 89031
- ▶ Everett Pelletier, 2606 Sweet Leilani Avenue, North Las Vegas, Nevada 89031

Mrs. Pelletier stated she does not want to live around apartment buildings.

Mr. Pelletier stated he feels that it will increase traffic and crime in the area and opposes this project.

- ▶ Robert Vance, 2610 Sweet Leilani Avenue, North Las Vegas, Nevada 89031

Mr. Vance stated he opposes this project as he does not want apartment buildings this close to his home.

Chairman Stone closed the Public Hearing.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE ZN-66-02 to the 7/10/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 7/10/02.

Items #5 AMP-40-02 and #6 ZN-70-02 are related.

5) AMP-40-02 (7004) CENTENNIAL BRUCE NORTH 40 (Public Hearing)

An application submitted by Taney Engineering on behalf of William Lyon Homes, 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 Centennial Parkway and Bruce Street. The Assessor's Parcel Numbers are 124-23-401-003, 124-23-401-004 and 124-32-401-005.

RECOMMENDATION

The Development Services Department recommends that AMP-40-02 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 Bob Hoyes, Planner, on behalf of staff who indicated staff is recommending denial of this item.

Terry Connelly, of William Lyon Homes, 500 Pilot Rd. Unit G, Las Vegas, Nevada 89119 appeared on behalf of the applicant.

Ed Taney, of Taney Engineering, 4445 S. Jones Boulevard, Las Vegas, Nevada (no zip stated) appeared on behalf of the applicant.

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

Vice-Chairman Harry Shull **MOVED** and Chairman Nelson Stone **SECONDED** to **APPROVE** AMP-40-02.

The MOTION TO APPROVE FAILED with Commissioners Tom Langford, Anita Wood and Joy Diaz voting against the motion.

Commissioner Anita Wood **MOVED** and Commissioner Dean Leavitt **SECONDED** to **CONTINUE** AMP-40-02 to the 6/26/02 Planning Commission meeting.

The motion carried by **UNANIMOUS** vote.

The item was CONTINUED to 6/26/02.

Items #5 AMP-40-02 and #6 ZN-70-02 are related.

6) ZN-70-02 (7010) CENTENNIAL BRUCE NORTH 40 (Public Hearing)

An application submitted by Taney Engineering on behalf of William Lyon Homes, property owner, for

reclassification of property from an R-E Ranch Estates District to a Planned Unit Development District consisting of 212 single family dwellings. The property is generally located at the northwest corner of Centennial Parkway and Bruce Street. The Assessor's Parcel Numbers are 124-23-401-003, 124-23-401-004 and 124-23-401-005.

RECOMMENDATION

The Development Services Department recommends that ZN-70-02 be denied because the proposal is inconsistent with the purpose of the PUD zoning district; the PUD open space requirements have not be met; and the proposed density would be inappropriate at this location.

The application was presented by Bob Hoyes, Planner, on behalf of staff who indicated staff is recommending denial of this item.

Terry Connelly, of William Lyon Homes, 500 Pilot Rd. Unit G, Las Vegas, Nevada 89119 appeared on behalf of the applicant.

Ed Taney, of Taney Engineering, 4445 S. Jones Boulevard, Las Vegas, Nevada (no zip stated) appeared on behalf of the applicant.

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

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE ZN-70-02 to the 6/26/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/26/02.

Item #7 AMP-41-02 and Item #8 ZN-72-02 are related.

7) AMP-41-02 (7016) CENTENNIAL HIGHLANDS (Public Hearing)

An application submitted by NGA #2, LLC, on behalf of Exber, Inc., property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of M-HDR Medium - High Density

Residential to HDR High Density Residential. The property is generally located at the southeast corner of Walnut Road and Centennial Parkway. The Assessor's Parcel Number is 123-30-501-001.

RECOMMENDATION:

The Development Services Department recommends that AMP-41-02 be denied because the proposed amendment does not meet the criteria listed in the Comprehensive Plan; the applicant has not demonstrated any compelling reason to amend the Comprehensive Plan; and there is an ample amount of acreage adjacent to, or in the vicinity of the subject site which currently has the ability to absorb the proposed density and 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.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to CONTINUE AMP-41-02 to the 6/26/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/26/02.

Item #7 AMP-41-02 and Item #8 ZN-72-02 are related.

8) ZN-72-02 (7017) CENTENNIAL HIGHLANDS (Public Hearing)

An application submitted by NGA #2, LLC on behalf of Exber, Inc., property owner, for reclassification of

property from a M-2 General Industrial District to a PUD Planned Unit Development District consisting of 384 multi-family dwelling units. The property is generally located at the southeast corner of Walnut Road and Centennial Parkway. The Assessor's Parcel Number is 123-30-501-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-72-02 be denied because the proposal is inconsistent with the purpose of the PUD Planned Unit Development District; the development does not comply with Municipal Code requirements and the Multi Family Development Design Standards; and the applicant has not demonstrated any compelling reason to amend the Comprehensive Plan Land Use Element.

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 Dean Leavitt SECONDED to CONTINUE ZN-72-02 to the 6/26/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/26/02.

9) UN-48-02 (6871) CASHOUT (Public Hearing)

An application submitted by ACT Investments, Inc. on behalf of DPC Development, LLC, property owner, for a use permit in a PUD Planned Unit Development District to allow a financial institution. The property is located at 3940 Martin L. King Boulevard #102. The Assessor's Parcel Number is 139-09-501-021.

RECOMMENDATION

The Development Services Department recommends that UN-48-02 be approved subject to the following condition:

1. That Standard Conditions 10, 11 and 12 apply.

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

Jack Wong, 4921 Alta Drive, Las Vegas, Nevada 89107 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 stated he does not agree with another "check-cashing" business in this area as there are other similar businesses within one-half mile of this location.

Commissioner Anita Wood stated she concurs with Commissioner Langford's comments and does not feel this type of establishment is necessary in the area.

Commissioner Tom Langford MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE UN-48-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

Items #10 SPR-13-02 and #11 UN-52-02 are related.

10) SPR-13-02 (6901) ALBERTSON'S

An application submitted by Albertson's on behalf of American Stores Properties, Inc., property owner, for a site plan review in a C-1 Neighborhood Commercial District to develop a neighborhood shopping center. The property is generally located at the northwest corner of Ann Road and Simmons Street. The Assessor's Parcel Number is 124-29-402-004.

RECOMMENDATION

The Development Services Department recommends that SPR-13-02 be approved subject to the following conditions:

1. Standard Conditions: 1, 2, 4, 5, 11, 26, 27, 29, and 32.
2. Right-of-way dedication for a bus turnout on Ann Road west of Simmons must be provided.
3. Fire Department access lanes shall be designed and installed in accordance with the requirements of the Fire Code.
4. That the development shall be in compliance with the Commercial Design Standards including but not limited to the following:
 - a. All buildings shall be of a uniform architectural design subject to review and approval by staff.
 - b. Foundation landscaping shall be provided, where appropriate, adjacent to all buildings including the pads, subject to review and approval by staff.
 - c. A minimum 170± square feet of additional pedestrian plaza area shall be provided on the site.
 - d. Only monument-type freestanding signs with height no greater than 8' shall be allowed within 200 feet of the Ann Road and Simmons Street corner as measured from the opposite face-of-curb. All site signage must be of a uniform design.
 - e. The sidewalk along Ann Road must be relocated and separated from the back-of-curb by a minimum 5-foot landscaped area.
 - f. The trash enclosure for the convenience store along Ann Road must be relocated away from the street frontage.
 - g. That pedestrian access to the future commercial site to the west be provided.

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

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

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE SPR-13-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #10 SPR-13-02 and #11 UN-52-02 are related.

11) UN-52-02 (6902) ALBERTSON'S CONVENIENCE STORE WITH GAS PUMPS (Public Hearing)

An application submitted by Albertson's on behalf of American Stores Properties, Inc., property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a convenience food store with gas pumps and a car wash. The property is located at the northwest corner of Ann Road and Simmons Street. The Assessor's Parcel Number is 124-29-402-004.

RECOMMENDATION

The Development Services Department recommends that UN-52-02 be approved subject to the following conditions:

1. Standard Conditions: 4, 10, 11, 12 and 14.
2. That approval of UN-52-02 is conditional upon the approval of SPR-13-02 or other Planning Commission approved site plan.
3. That all applicable Public Works conditions for SPR-13-02 shall apply.

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

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

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

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-52-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

12) UN-53-02 (6933) PRIMERICA FINANCIAL SERVICES (Public Hearing)

An application submitted by Primerica Financial Services Home Mortgages, Inc. on behalf of Becker Commercial Group Limited Partnership, property owner, for a use permit in a PUD Planned Unit Development District to allow a financial institution (mortgage company). The property is located at 3925 N. Martin L. King Boulevard. The Assessor's Parcel Number is 139-09-101-003.

RECOMMENDATION

The Development Services Department recommends that UN-53-02 be approved subject to the following conditions:

1. Standard Conditions 10, 11 and 12.

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

Michael Masula, 9116 Grey Bluff Drive, Las Vegas, Nevada 89129 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-53-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

13) UN-54-02 (6959) REBEL OIL COMPANY, INC. (Public Hearing)

An application submitted by Rebel Oil Company, property owner, for a use permit in the R-A/CR Redevelopment- Area/Commercial Retail Subdistrict to allow a convenience food store with gas pumps and package liquor sales. The property is located at 2001 N. Las Vegas Boulevard. The Assessor's Parcel Number is 139-23-201-015.

RECOMMENDATION:

The Development Services Department recommends that UN-54-02 be continued indefinitely to allow the

applicant time to revise the site plan to meet the requirements of the Commercial Design Guidelines and to comply with the concerns of the Public Works Department regarding the water easement.

However, if the Planning Commission desires to approve UN-54-02 and forward it to the Redevelopment Agency for final consideration, staff recommends the following conditions:

1. Standard Conditions 6, 7, 8, 10, 11, 12, 27 and 29.
2. The development shall comply with the Commercial Design Standards, including, but not limited to, all landscaping requirements and building orientation.
3. The installation of Phoenix Dactylifera (Date Palms) with a height of 10 - 12 brown trunk feet. The palm trees shall be spaced 15 feet on center along the perimeter of the site, adjacent to the street frontages. Or the installation of Washingtonia hybrid (Hybrid Fan Palm) with a height of 20 brown trunk feet. The palms shall be spaced 15 feet on center along the perimeter of the above-referenced site.
4. Revision of the note concerning the existing curb and gutter to include a notation that the existing driveways on the site will be closed.
5. Records indicate an easement bisects the site. The water easement, executed May 23, 1950 is recorded in Book 62, Page 339 of the Official Records of the Clark County Recorder's office. In order to determine if there is a conflict with the building location, revision of the site plan to delineate the easement is required. If a conflict occurs, the applicant must apply for a vacation of the easement. If the vacation is denied, the site plan must be revised to avoid any conflict with the existing easement.
6. Building materials and colors must be reviewed and approved by Planning and Redevelopment staff prior to issuance of a building permit.

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

Ted Egerson, 5825 W. Spring Mountain Drive, #308, Las Vegas, Nevada (no zip stated) appeared on behalf of the applicant.

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

- ▶ Jim Straub, 4000 Spring Fest Lane, Las Vegas, Nevada 89129

Mr. Straub stated he opposes this project and would like the Planning Commission to consider the impact of the existing convenience stores in the area.

Ashook Israni, 2000 Las Vegas Boulevard, North Las Vegas, Nevada 89030

Mr. Israni stated he is the franchisee of the Seven-Eleven Store across from this property and opposes this project as he feels it will be too much competition in the area.

Chairman Stone closed the Public Hearing.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to APPROVE UN-54-02.

The MOTION TO APPROVE FAILED with Vice-Chairman Harry Shull, Commissioner Dean Leavitt, Commissioner Marilyn Kirkpatrick and Commissioner Joy Diaz voting against the motion.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE UN-54-02 INDEFINITELY.

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

The item was CONTINUED INDEFINITELY.

**There was a break in the proceedings at 8:25 P.M.
The meeting reconvened at 8:49 P.M.**

Items #36 AMP-37-02, #37 ZN-59-02 and #38 T-922 were heard next and are related.

14) UN-55-02 (6978) LONE MOUNTAIN RELOAD (Public Hearing)

An application submitted by Operating Engineers Funds, Inc., property owner, for a use permit in a M-2 General Industrial District to allow a temporary building. The property is located at 4550 Engineers Way. The Assessor's Parcel Number is 139-01-511-002.

RECOMMENDATION

The Development Services Department recommends that UN-55-02 be approved with the following conditions:

1. Standard Conditions: 11 and 12

2. The final map of Golden Triangle Industrial Park contained an error regarding the dedication of right of way for Craig Road, between the railroad right of way and the Statz Street alignment. It is necessary for the owner to sign a deed of dedication to resolve the ownership of Craig Road. Contact Mary Griego, Real Property Agent, at (702) 633-2087 for additional information.
3. The special use permit shall expire upon completion of tenant improvement or on June 12, 2003, whichever is sooner.

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 called for the applicant to come forward. The applicant was not present.

Mr. Jordan stated since staff is recommending approval of this application, the applicant need not be present.

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

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE UN-55-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

15) UN-86-01 (6983) CENTENNIAL MARKETPLACE (Public Hearing)

An application submitted by Mark Lefkowitz on behalf of the Losee Center B, LLC, property owner, for an extension of time on a use permit in a C-1 Neighborhood Commercial District to allow the "on-sale" of alcoholic beverages in conjunction with a restaurant / lounge. The property is generally located at the northeast corner of Losee Road and Centennial Parkway. The Assessor's Parcel Numbers are 124-24-401-001 and 124-24-401-002.

RECOMMENDATION

The Development Services Department Recommends that UN-86-01 be denied because construction of the Tavern is not imminent.

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

recommending denial of this item.

George Garcia, 2501 N. Green Valley Parkway, Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who stated he estimates this project will commence within 18 months to 2 years. He stated he has brought with him conditions to be applied to this project.

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

Mr. Garcia submitted a list of conditions for the Planning Commission to review.

Mr. Jordan submitted a list of staff's conditions to Mr. Garcia for review.

Vice-Chairman Harry Shull stated this project is premature, however he is willing to support this application request for an extension of time, knowing that the applicant will need to come before he Planning Commission within six (6) months.

Commissioner Anita Wood stated she is willing to vote in favor of this extension.

Commissioner Tom Langford stated he does not support this request as he feels that no progress on this property is planned for any time in the near future.

Mr. Jordan reviewed and reported on the conditions submitted by Mr. Garcia.

Vice-Chairman Harry Shull MOVED to APPROVE UN-86-01.

The **MOTION TO APPROVE FAILED** for lack of the motion being SECONDED.

Chairman Nelson Stone MOVED and Vice-Chairman Harry Shull SECONDED to APPROVE UN-86-01 subject to the following conditions:

Four (4) conditions provided by staff.

Six (6) conditions provided by the applicant.

Condition #1 Added to Read: "That all applicable conditions of the original approval of this time shall apply."

Condition #2 Added to Read: "That the civil improvement plans for the project shall include the following:

a. Review and approval of the driveway number and location by the City of North Las Vegas Traffic Engineer."

b. Median islands on Losee Road and Centennial Parkway.

Condition #3 Added to Read: "The driveways along Losee Road and Centennial Parkway may be limited to right-in and right-out only. Median openings will have a minimum spacing of 660'."

Condition #4 Added to Read: "That the extension of time for UN-86-01 shall expire on November 28, 2002."

Condition #5 Added to Read: "Fiber optic conduit as required in road frontages."

Condition #6 Added to Read: "Dedication of right-of-way for intersection of Losee Road & Centennial Parkway (201.1 requirements)."

Condition #7 Added to Read: “Dedication of right-of-way for bus turn-out on Losee Road.”

Condition #8 Added to Read: “The applicant shall comply with Commercial Development Standards and Design Guidelines.”

Condition #9 Added to Read: “The applicant shall maintain a floor ratio of 40% to 60%, bar to restaurant.”

Condition #10 Added to Read: “That the development shall be in compliance with Chapter 5.26 of the North Las Vegas Code.

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

The item was APPROVED.

Item #16 VAC-15-02 and Item #17 T-930 are related.

16) VAC-15-02 (6982) DESERT MESA (Public Hearing)

An application submitted by Dwyer Engineering on behalf of the Housing Authority of the City of North Las Vegas, property owner, for a vacation of McNeil Street commencing at Carey Avenue and proceeding north approximately 135 feet. The Assessor’s Parcel Number is 139-15-401-007.

RECOMMENDATION:

The Development Services Department recommends that VAC-15-02 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, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

Thomas Hellums, of Dwyer Engineering, 7310 Smoke Ranch Road Suite E, Las Vegas, Nevada 89128 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

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

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #16 VAC-15-02 and Item #17 T-930 are related.

17) T-930 (7020) DESERT MESA

An application submitted by Dryer Engineering on behalf of City of North Las Vegas, property owner, for a tentative map review in an R-1 Single-Family Residential District. The property is located west of Commerce Street approximately 200 feet north of Carey Avenue. The Assessor's Parcel Numbers are 139-15-401-010 and 139-15-401-011.

RECOMMENDATION:

The Development Services Department recommends that T-930 be approved with the following conditions:

1. Standard Conditions: 1, 2, 5, 6, 11, 15, 17, 26, 27, 28, and 32.
2. The applicant shall comply with the Single-Family Design Guidelines, including, but not limited to, a minimum of ten (10) feet of interior corner side lot landscaping (which may include the sidewalk) that shall be designated as common elements on the final map. The establishment of a homeowners' association shall be required to maintain ownership and upkeep of the common elements.
3. Remove the section thickness from the typical section. 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. Add a typical street section for the portion of "C" Street that has a median island.
5. The vacation of McNeil Street, VAC-15-02, must be approved prior to approval of the tentative map. If the vacation is denied, the tentative map must be revised to include the street.
6. The three entrance streets into the development, "A," "B," and "C" Street must have a minimum right-of-way width of sixty feet (60.0').
7. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review by the Public Works Department and the Planning Department 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.

Thomas Hellums, of Dwyer Engineering, 7310 Smoke Ranch Road Suite E, Las Vegas, Nevada 89128 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Dean Leavitt SECONDED to APPROVE T-930 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #18 ZN-68-02 and #19 T-931 are related.

18) ZN-68-02 (6979) CENTURY ONE (Public Hearing)

An application submitted by Real Homes on behalf of Centennial Parkway-Commerce LLC, property owner, for reclassification of property from an R-E Ranch Estates District to an R-2 Two-Family Residential District. The property is located at the southeast corner of Centennial Parkway and Revere Street. The Assessor's Parcel Number is 124-27-101-002.

RECOMMENDATION:

The Development Services Department recommends that ZN-68-02 be forwarded to the City Council with a recommendation for permanent, "hard zoning" to the R-2, Two-family Residential District.

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

recommending approval of this item.

Don Purdue, of Real Homes, 3600 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.

Vice-Chairman Harry Shull MOVED and Chairman Nelson Stone SECONDED to APPROVE ZN-68-02 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioners Joy Diaz and Tom Langford voting against the motion.

The item was APPROVED.

Item #18 ZN-68-02 and #19 T-931 are related.

19) T-931 (6980) CENTURY ONE

An application submitted by Real Homes on behalf of Centennial Parkway-Commerce LLC, property owner, for a tentative map review in an R-E Ranch Estates District. The property is generally located at the southwest corner of Centennial Parkway and Revere Street. The Assessor's Parcel Number is 124-27-101-002.

RECOMMENDATION

The Development Services Department recommends that T-931 be denied because the proposal is inconsistent with the requirements and intent of the R-2 zoning district and to alleviate any potential drainage problems in the neighborhood.

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, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

Don Purdue, of Real Homes, 3600 N. Rancho Drive, Las Vegas, Nevada 89130 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE T-931 to the 7/10/02 Planning Commission meeting.

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

The item was CONTINUED to 7/10/02.

20) ZN-69-02 (6996) LA MADRE & DONNA (Public Hearing)

An application submitted by Taney Engineering on behalf of Joseph Alston and Frankie Alston, property owners, for reclassification of property from an R-E Ranch Estates District to an R-1 Single-Family Residential District. The property is located at the northwest corner of LaMadre Way and Donna Street. The Assessor's Parcel Number is 124-35-304-004.

RECOMMENDATION

The Development Services Department recommends that ZN-69-02 be approved.

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

Ed Taney, of Taney Engineering, 4445 S. Jones Boulevard Suite 1, Las Vegas, Nevada 89103 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-69-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

ITEM #21 ZN-71-02 WAS MOVED TO THE END OF THIS AGENDA AS THE APPLICANT WAS NOT PRESENT.

21) ZN-71-02 (7013) CENTENNIAL & NORTH 5TH (Public Hearing)

An application submitted by Unlimited Holdings, Inc. on behalf of Greater American Warehouse, Inc. c/o Unlimited Holdings, Inc., property owner, for reclassification of property from an R-E Ranch Estates District to a C-2 General Commercial District. The property is located at 75 Darling Road. The Assessor's Parcel Number is 124-22-801-011.

RECOMMENDATION:

The Development Services Department recommends that ZN-71-02 be forwarded to the City Council with a recommendation for permanent, "hard zoning" to the C-2, General Commercial District.

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 called for the applicant to come forward. The applicant was not present.

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

Chairman Stone stated this item will be moved to the end of the agenda to allow the applicant an opportunity to appear before the Planning Commission, as no applicant was present at this time.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE ZN-71-02 per staff's recommendations.

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

The item was APPROVED.

22) T-929 (6958) DEVONRIDGE

An application submitted by Revere Homes, LLC on behalf of S & V Acquisitions, Inc., property owner, for a tentative map review in an R-1 Single-Family Residential District. The property is generally located at the southwest corner of Alexander Road and Revere Street. The Assessor's Parcel Number is 139-09-501-005.

RECOMMENDATION:

The Development Services Department recommends that T-929 be approved subject to the following conditions:

1. Standard conditions: 1, 2, 5, 11, 15, 17, 18, 26, 27, 28, 29, 31 and 32.

2. That the perimeter landscaping and corner side lot landscaping shall be shown as common elements on the tentative map and maintenance shall be the responsibility of the homeowners' association.
3. That all lots within the proposed development shall meet the minimum 6,000-square-foot requirement.
4. The drainage and utility easement shall be revised as a public pedestrian access/drainage/public utility easement that conforms to North Las Vegas Municipal Code Section 17.24.210.D.4.a (Single Family Design Standards) and the Fire Code.
5. Pedestrian access shall be provided at the end of the cul-de-sac to Alexander Road. The pedestrian access shall be 20 feet in width with a five-foot-wide sidewalk. Landscaping shall be provided on each side of the sidewalk to blend in with the perimeter landscaping.
6. The tentative map must be revised to eliminate the rounded stub streets. The dead end of the streets must conform to either the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements or the North Las Vegas minimum twenty-four-foot (24.0') back-of-curb radius cul-de-sac.
7. Revise the tentative map to show the entry street improvements at the full right-of-way width.
8. Installation and maintenance of the fire access gate off Fuente Court will be the responsibility of the homeowners' association.
9. 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.
10. The distribution of fire hydrants within this development shall be provided in accordance with the Fire Code.
11. 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, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

Jeremy McCay, of Dwyer Engineering, 7310 Smoke Ranch Road Suite E, Las Vegas, Nevada 89128 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to APPROVE T-929 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

23) SPR-14-02 (6953) LOGISTICENTER AT NORTH LAS VEGAS

An application submitted by DP Partners on behalf of JL Bean, LLC, property owner, for a site plan review in a M-2 General Industrial District. The property is generally located at the northeast corner of Gowan Road and Belmont Street. The Assessor's Parcel Numbers are:

139-12-511-001	139-12-511-013	139-12-511-025	139-12-511-037	139-12-511-049
139-12-511-002	139-12-511-014	139-12-511-026	139-12-511-038	139-12-511-050
139-12-511-003	139-12-511-015	139-12-511-027	139-12-511-039	139-12-511-051
139-12-511-004	139-12-511-016	139-12-511-028	139-12-511-040	139-12-511-052
139-12-511-005	139-12-511-017	139-12-511-029	139-12-511-041	139-12-511-053
139-12-511-006	139-12-511-018	139-12-511-030	139-12-511-042	139-12-511-054
139-12-511-007	139-12-511-019	139-12-511-031	139-12-511-043	139-12-511-055
139-12-511-008	139-12-511-020	139-12-511-032	139-12-511-044	139-12-511-056
139-12-511-009	139-12-511-021	139-12-511-033	139-12-511-045	139-12-511-057
139-12-511-010	139-12-511-022	139-12-511-034	139-12-511-046	139-12-511-058
139-12-511-011	139-12-511-023	139-12-511-035	139-12-511-047	*139-12-601-002

Recommendation:

1. Standard conditions: 1, 2, 5, 11, 26, 27, and 29.
2. The site plan must be revised to eliminate the driveway entrances on to the residential street.
3. There is a master planned Clark County Regional Flood Control facility (CCRFCD) adjacent to Belmont Street that must be constructed with the development of the site. The facility is designated on the CCRFCD plan as a concrete-lined open channel. To conform to the proposed site plan, the developer must construct a closed box culvert.
4. The following right of way dedications are required:
 1. An area adjacent to Belmont Street for the CCRFCD facility, width to be determined by an approved drainage study.
 2. Thirty feet (30.00') for Belmont Street.
5. Applicant must apply for a vacation of the following easements:
 1. Blanket public utility easement dedicated on the Collins Business Park 2 Unit 2 final map.
 2. Drainage easement at the northeast corner of Belmont and Gowan Road recorded August 10, 1985 in Book 2158 Instrument Number 2117802.
6. The applicant shall comply the industrial design standards including but not limited to: submission of new color samples that conform with indigenous colors of the Las Vegas Valley; addition of berms or low walls along Alexander Road, Gowan Road, and Bay Lake Trail to screen parking lots from the roadway.
7. Fire access lanes shall be designed and installed in accordance with the requirements of the Fire Code.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated the applicant has requested a waiver, however staff does not support the waiver request and is recommending approval otherwise of this item. He stated staff is recommending the following changes:

Condition #2 be amended to read: "Truck traffic shall be prohibited on Belmont Street and the developer is required to instal [no truck] signs on Belmont Street."

Condition #4 be amended to read: "The following right-of-way dedications **or easements shall be required:**

a. A drainage easement adjacent to Belmont Street for the CCRFCD facility, width to be determined by an approved drainage study."

David Loring, 1200 Financial Boulevard, Reno, Nevada 89502 appeared on behalf of the applicant.

Chairman Nelson Stone stated although this is not a Public Hearing, he has a yellow card request to speak and asked the Board's indulgence to the speaker.

▶ Joseph Hart, of Nellis Air Force Base, 6020 Beale Avenue, Nellis Air Force Base, Nevada 89191

Mr. Hart expressed his concerns for the noise attenuation regarding this property.

Commissioner Anita Wood asked staff how does the non-use of Belmont by trucks get enforced.

Mr. Loring replied there are no driveway-access between buildings one and two. He stated that all of the buildings have a dock area, back-to-back between two buildings, not facing any of the streets, so that the trucks will not have any access there. Mr. Loring stated the only access there is does not allow sufficient space for turning of a truck.

Commissioner Dean Leavitt MOVED and Commissioner Anita Wood SECONDED to APPROVE SPR-14-02 per staff's recommendations subject to the following changes:

Condition #2 be Amended to Read: "Truck traffic shall be prohibited on Belmont Street and the developer is required to instal [no truck] signs on Belmont Street."

Condition #4 be Amended to Read: "The following right-of-way dedications **or easements shall be required:**

a. A drainage easement adjacent to Belmont Street for the CCRFCD facility, width to be determined by an approved drainage study."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

24) UN-51-02 (6897) WINDEE BAR (Public Hearing)

An application submitted by Gary Barno on behalf of Rana, Inc., property owner, for a use permit in a C-2 General Commercial District to allow the "on-sale" of alcoholic beverages in conjunction with the expansion of a tavern. The property is located at 2440 Las Vegas Boulevard North. The Assessor's Parcel Number is 139-13-410-044.

RECOMMENDATION

The Development Services Department recommends UN-51-02 be approved subject to the following conditions:

1. Standard conditions: 8, 10, 11, 12 and 14.
2. That expansion of the Windee Bar shall be initiated and construction begun within six months of the date of this approval.

3. That 19' feet of landscaping shall be provided adjacent to Las Vegas Boulevard and include at least one 24"-box tree per 15' of street frontage.
4. That a minimum 5-foot-wide landscape strip be provided along Carroll Street, in all areas where feasible. Such landscaping shall include 24"-box trees placed at a maximum spacing of 10 feet on center.
5. That landscape planters be provided in the parking lot at the ends of parking rows, and in all areas not dedicated for parking or drive aisles. Each planter shall contain at least one 24"-box tree and an additional tree per 200 square feet of planter area.
6. That all landscape areas shall be irrigated and include 60% vegetative ground cover at plant maturity. Non-vegetative ground covers to include, but not be limited to, rocks and small stones, crushed rock, cinders, and bark shall cover the remaining 40% of the landscaped ground surface.
7. That a 3-foot-high decorative wall shall be provided along Carroll Street at the back of the landscaped area, and adjacent to the sidewalk in areas where landscaping may not be feasible. And that such wall be continued along the southern and western property lines so as to create a barrier to prevent vehicles from driving on unimproved surfaces.
8. That a trash enclosure that matches the building be constructed on the site. Such an enclosure shall have opaque steel gates and a roof.
9. That the curb cut on Carroll Street shall be closed off to public traffic.
10. That a 3-foot-high electronic gate, maintained by the property owner, be provided for emergency access on Carol Street. Five-feet of landscaping shall be provided in front of this gate with materials such as sod and brick pavers, and shall be subject to review and approval by the Fire and Development Services Departments.
11. That pedestrian access be provided on Carroll Street.
12. That the existing Windee Bar sign be removed and replaced with a monument type freestanding sign not more than 8 feet high, located within the landscape area adjacent to Las Vegas Blvd.
13. That the parking lot circulation be redesigned so that the southern curb cut is restricted to an entrance with "right-in only" movements and the northern curb cut be restricted to an exit with "right-out only" movements.
14. That the natural brick finish be restored to the building facade (or suitable alternative consistent with the Commercial Design Standards), and that architectural enhancement be provided on the northwest and southwest sides of the building through use of awnings, pop-outs or other relief.
15. That the drive-thru packaged liquor sales window on the southwest side of the building be removed and/or replaced with a decorative false or real window.
16. That the expansion of the Windee Bar be limited to a maximum square footage for which appropriate on-site parking can be provided and that the parking lot be resurfaced and striped to provide such parking. A sufficient number of parking stalls shall be provided in accordance with Title 17.
17. That a reversionary map or a merger and re-subdivision map shall be required to remove the non-parcel lot lines.
18. That the applicant shall be responsible to contact NDOT for an encroachment permit to use any of the right-of-way along Las Vegas Boulevard for landscaping purposes.

19. That all submittals intended to satisfy the conditions mentioned herein shall be subject to review and approval by Planning staff and/or the appropriate City division.

The Development Services Department recommends UN-51-02 be approved subject to the following conditions:

3. Standard conditions: 8, 10, 11, 12 and 14.
4. That expansion of the Windee Bar shall be initiated and construction begun within six months of the date of this approval.
3. That 19' feet of landscaping shall be provided adjacent to Las Vegas Boulevard and include at least one 24"-box tree per 15' of street frontage.
4. That a minimum 5-foot-wide landscape strip be provided along Carroll Street, in all areas where feasible. Such landscaping shall include 24"-box trees placed at a maximum spacing of 10 feet on center.
5. That landscape planters be provided in the parking lot at the ends of parking rows, and in all areas not dedicated for parking or drive aisles. Each planter shall contain at least one 24"-box tree and an additional tree per 200 square feet of planter area.
6. That all landscape areas shall be irrigated and include 60% vegetative ground cover at plant maturity. Non-vegetative ground covers to include, but not be limited to, rocks and small stones, crushed rock, cinders, and bark shall cover the remaining 40% of the landscaped ground surface.
7. That a 3-foot-high decorative wall shall be provided along Carroll Street at the back of the landscaped area, and adjacent to the sidewalk in areas where landscaping may not be feasible. And that such wall be continued along the southern and western property lines so as to create a barrier to prevent vehicles from driving on unimproved surfaces.
8. That a trash enclosure that matches the building be constructed on the site. Such an enclosure shall have opaque steel gates and a roof.
9. That the curb cut on Carroll Street shall be closed off to public traffic.

10. That a 3-foot-high electronic gate, maintained by the property owner, be provided for emergency access on Carol Street. Five-feet of landscaping shall be provided in front of this gate with materials such as sod and brick pavers, and shall be subject to review and approval by the Fire and Development Services Departments.
11. That pedestrian access be provided on Carroll Street.
12. That the existing Windee Bar sign be removed and replaced with a monument type freestanding sign not more than 8 feet high, located within the landscape area adjacent to Las Vegas Blvd.
13. That the parking lot circulation be redesigned so that the southern curb cut is restricted to an entrance with "right-in only" movements and the northern curb cut be restricted to an exit with "right-out only" movements.
14. That the natural brick finish be restored to the building facade (or suitable alternative consistent with the Commercial Design Standards), and that architectural enhancement be provided on the northwest and southwest sides of the building through use of awnings, pop-outs or other relief.

15. That the drive-thru packaged liquor sales window on the southwest side of the building be removed and/or replaced with a decorative false or real window.
16. That the expansion of the Windee Bar be limited to a maximum square footage for which appropriate on-site parking can be provided and that the parking lot be resurfaced and striped to provide such parking. A sufficient number of parking stalls shall be provided in accordance with Title 17.
17. That a reversionary map or a merger and re-subdivision map shall be required to remove the non-parcel lot lines.
18. That the applicant shall be responsible to contact NDOT for an encroachment permit to use any of the right-of-way along Las Vegas Boulevard for landscaping purposes.
19. That all submittals intended to satisfy the conditions mentioned herein shall be subject to review and approval by Planning staff and/or the appropriate City division.

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

Jose Perez, 2440 N. Las Vegas Boulevard, North Las Vegas, Nevada 89030 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Harry Shull SECONDED to APPROVE UN-51-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

OLD BUSINESS

Item #25 AMP-32-02 and Item #26 ZN-56-02 are related.

25) 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.

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

Michael Bradshaw, 10814 Del Rudini Street, Las Vegas, Nevada 89141 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 Vice-Chairman Harry Shull SECONDED to APPROVE AMP-32-02 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Joy Diaz voting against the motion.

The item was APPROVED.

Item #25 AMP-32-02 and Item #26 ZN-56-02 are related.

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

An application submitted by Fred Sadri, Star Living Trust, property owner, for reclassification of property from an 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.

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

Michael Bradshaw, 10814 Del Rudini Street, Las Vegas, Nevada 89141 appeared on behalf of the applicant.

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

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to APPROVE ZN-56-02 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Joy Diaz voting against the motion.

The item was APPROVED.

27) UN-26-02 (6252) DONALD DENMAN (Public Hearing)

An application submitted by Donald L. Denman, property owner, for a use permit in a M-2 General Industrial District to allow the parking of tracked vehicles on an unpaved portion of the lot. The property is located east of Donovan Way and north of Lone Mountain Road. The Assessor's Parcel Number is 123-31-402-003.

Recommendation

The Development Services Department recommends that UN-26-02 be continued indefinitely to allow the applicant time to submit a new site plan that shows the additional drive aisles and 20 feet of perimeter landscaping as required in the zoning ordinance and industrial design standards.

If the Planning Commission feels that approval is warranted the following conditions are recommended:

1. Standard Conditions: 6, 8, 10, 11, and 12.
2. Additional drive aisles shall be provided, subject to staff review and approval.
3. The applicant shall comply with the Industrial Design Standards, including, but not limited to providing 20 feet of landscaping next to I-15.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending a continuance of this item to allow the applicant time to submit a new site plan.

Mark Kincaid, 4444 Cinderwood Court, 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.

Chairman Nelson Stone MOVED and Vice-Chairman Harry Shull SECONDED to APPROVE UN-26-02 subject to the following change:

Delete Condition #3.

The **MOTION TO APPROVE FAILED** with Commissioners Joy Diaz, Tom Langford, Anita Wood and Dean Leavitt voting against the motion.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-26-02.

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

The item was APPROVED.

28) 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.

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

Don Purdue, of Real Homes, 3600 N. Rancho Drive, Las Vegas, Nevada 89130 appeared on behalf of the applicant who requested this item be continued for 30 days.

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 VN-06-02 to the 7/10/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 7/10/02.

29) UN-22-02 (6087) CLARK COUNTY SCHOOL DISTRICT (Public Hearing)

An application submitted by the Clark County School District, property owner, for a use permit in an R-1 Single-Family Residential District to allow a school. The property is generally located at the northwest corner of Alexander Road and North Fifth Street. The Assessor's Parcel Number is 139-03-801-002.

RECOMMENDATION:

The Development Services Department recommends that UN-22-02 be approved with the following conditions:

1. Standard conditions: 1, 2, 4, 5, 10, 11, 26, 27, 29 and 32.
2. An amendment to the Master Plan of Streets and Highways is required to remove the sixty foot (60.0') alignment that bisects the westerly portion of the site. This alignment is incorrectly labeled as Commerce Street on the site plan, the correct name is Goldfield Street. If the amendment is denied, the site plan must be revised to include the right of way and improvements.
3. The following right of way dedications are required:
 1. Forty feet (40.00') for Alexander Road.
 2. Thirty feet (30.00') for San Miguel Avenue.
 3. Fifty-four feet (54.0') radius at Alexander Road and San Miguel Avenue.

4. Flared intersection at North 5th Street and Alexander Road per Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.
 5. Bus turn out on Alexander Road west of North 5th Street
 6. Sixty foot (60.0') for Goldfield Street (if applicable).
4. Provide four inch (4") schedule 40 PVC fiber optic conduit on North Fifth Street and three inch (3") schedule 40 PVC fiber optic conduit on Alexander Road.
 5. The southerly driveway on North Fifth Street must be a minimum of 200' from the intersection with Alexander Road.

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

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

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

- ▶ Joseph Hart, of Nellis Air Force Base, 6020 Beale Avenue, Nellis Air Force Base, Nevada 89191

Mr. Hart expressed his concerns for the noise attenuation regarding this property.

Chairman Stone closed the Public Hearing.

Commissioner Dean Leavitt MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE UN-22-02 per staff's recommendations.

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

The item was APPROVED.

30) 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.

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 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.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE AMP-24-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

Items #31 AMP-29-02, #32 ZN-53-02, #33 AMP-30-02, #34 ZN-54-02 and #35 ZN-55-02 are related.

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

An application submitted by Nigro Associates on behalf of the Kavooosi 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.

RECOMMENDATION

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

This application was continued from the Planning Commission meetings of April 24 and May 22, 2002, at the request of the applicant.

The Development Services Department had recommended approval of this request, and that recommendation remains. Additional information is provided in the attached Staff Report.

The application was presented by Bob Hoyes, 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 AMP-29-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #31 AMP-29-02, #32 ZN-53-02, #33 AMP-30-02, #34 ZN-54-02 and #35 ZN-55-02 are related.

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

An application submitted by Nigro Associates on behalf of the Kavooosi Family Trust, property owner, for reclassification of property from an R-E Ranch Estate District to a PUD Planned Unit Development District consisting of 60 single-family homes and 160 apartment 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.

RECOMMENDATION:

Based on the concerns listed herein and in the attached Staff Report, the Development Services Department recommends that ZN-53-02 be denied.

The application was presented by Bob Hoyes, Planner, on behalf of staff who indicated staff is recommending denial of this item.

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

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

Commissioner Anita Wood asked Steve DiGiovanni of the North Las Vegas Fire Department if this street is large enough to allow for parking on both sides of the street.

Steve DiGiovanni replied that it is large enough.

Commissioner Wood asked staff, since this is a PUD, are there conditions for this item.

Mr. Hoyes replied that if the Planning Commission wishes to approve this item, there are approximately 2.5 pages of conditions.

Marc Jordan, Principal Planner, suggested a two (2) week continuance to allow staff to place the conditions into a memo and allow the applicant time to review the conditions.

Mr. Gronauer stated that he is in agreement with a continuance.

Vice-Chairman Harry Shull **MOVED** and Commissioner Dean Leavitt **SECONDED** to **CONTINUE** ZN-53-02 to the 6/26/02 Planning Commission meeting.

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

The item was CONTINUED to 6/26/02.

Items #31 AMP-29-02, #32 ZN-53-02, #33 AMP-30-02, #34 ZN-54-02 and #35 ZN-55-02 are related.

33) 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.

This application was continued from the Planning Commission meetings of April 24 and May 22, 2002, at the request of the applicant.

The Development Services Department had recommended approval of this request, and that recommendation remains. Additional information is provided in the attached Staff Report.

The application was presented by Bob Hoyes, 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 Vice-Chairman Harry Shull SECONDED to APPROVE AMP-30-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #31 AMP-29-02, #32 ZN-53-02, #33 AMP-30-02, #34 ZN-54-02 and #35 ZN-55-02 are related.

34) ZN-54-02 (6585) AZURE/STATZ I (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.

RECOMMENDATION:

Based on the concerns listed herein and in the attached Staff Report, the Development Services Department recommends that ZN-54-02 be denied.

The application was presented by Bob Hoyes, Planner, on behalf of staff.

Bob Gronauer, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated he would like to have a two (2) week continuance for this item.

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

Vice-Chairman Harry Shull MOVED and Commissioner Joy Diaz SECONDED to CONTINUE ZN-54-02 to the 6/26/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/26/02.

Items #31 AMP-29-02, #32 ZN-53-02, #33 AMP-30-02, #34 ZN-54-02 and #35 ZN-55-02 are related.

35) 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.

RECOMMENDATION:

Based on the concerns listed herein and in the attached Staff Report, the Development Services Department recommends that ZN-55-02 be denied.

The application was presented by Bob Hoyes, Planner, on behalf of staff.

Bob Gronauer, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated he would like to have a two (2) week continuance for this item.

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

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Harry Shull SECONDED to CONTINUE

ZN-55-02 to the 6/26/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/26/02.

Item #36 AMP-37-02, #37 ZN-59-02 and #38 T-922 are related.

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

An application submitted by Delta Engineering on behalf of Rayford and Fannie Turner, Douglas Pike and Margaret Kratzer, Inc., 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 at the northwest corner of Goldfield Street and Sergeant Jordan Avenue. 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.

This application was continued from the May 22, 2002, Planning Commission meeting at the request of the applicant.

Bill Curran, of Curran & Parray, 300 S. 4th Street, Suite 1201, Las Vegas Nevada 89101 appeared on behalf of the applicant who stated he would like to have these three (3) related items continued to the 6/26/02 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 Dean Leavitt SECONDED to CONTINUE AMP-37-02 to the 6/26/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/26/02.

Items 36, 37, and 38 were heard out of sequence. The sequence was resumed with Item #14 following Item #38.

Item #36 AMP-37-02, #37 ZN-59-02 and #38 T-922 are related.

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

An application submitted by Delta Engineering on behalf of Rayford and Fannie Turner, Douglas Pike and Margaret Kratzer, 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 northwest corner of Goldfield Street and Sergeant Jordan Avenue. 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.

This application was continued from the May 22, 2002, Planning Commission meeting at the request of the applicant.

Bill Curran, of Curran & Parray, 300 S. 4th Street, Suite 1201, Las Vegas Nevada 89101 appeared on behalf of the applicant who stated he would like to have these three (3) related items continued to the 6/26/02 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 ZN-59-02 to the 6/26/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/26/02.

Items 36, 37, and 38 were heard out of sequence. The sequence was resumed with Item #14 following Item #38.

Item #36 AMP-37-02, #37 ZN-59-02 and #38 T-922 are related.

38) T-922 (6693) COMMERCE VILLAGE

An application submitted by Delta Engineering , 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 southeast corner of Kraft Avenue and Commerce Street. The Assessor's Parcel Numbers are 139-03502-003, 004, 005, 006, 008 and 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.

This application was continued from the May 22, 2002, Planning Commission meeting at the request of the applicant.

Bill Curran, of Curran & Parray, 300 S. 4th Street, Suite 1201, Las Vegas Nevada 89101 appeared on behalf of the applicant who stated he would like to have these three (3) related items continued to the 6/26/02 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 T-922 to the 6/26/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/26/02.

Items 36, 37, and 38 were heard out of sequence. The sequence was resumed with Item #14 following Item #38.

39) UN-76-01 (6687) O'REILLY'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 supper club (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 Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

Jim Chiles, 4010 Ali Baba Lane Suite B, Las Vegas, Nevada a 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-76-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #40 AMP-35-02, #41 ZN-62-02, #42 AMP-34-02, #43 ZN-61-02 and #44 T-923 are related.

40) AMP-35-02 (6697) ANN AND COMMERCE (Public Hearing) An application submitted by Specialty Holdings, Inc. on behalf of George and Lorene Youngmans, property owners, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Neighborhood Commercial. The property is generally located at the southwest corner of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-34-101-003.

This item was continued from the May 8th Planning Commission meeting at the request of the applicant.

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, Principal Planner, on behalf of staff who indicated staff is recommending denial of this item.

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

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

▶ William Frye, 440 Louisville Drive, North Las Vegas, Nevada 89031

Mr. Frye stated he opposes this application as he does not want to see commercial in this area.

The Public Hearing was closed.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE AMP-35-02 per staff's recommendations.

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

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to DENY AMP-35-02 per staff's recommendations.

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

The item was DENIED.

Items #40 AMP-35-02, #41 ZN-62-02, #42 AMP-34-02, #43 ZN-61-02 and #44 T-923 are related.

41) 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.

This item was continued from the May 8th Planning Commission meeting at the request of the applicant.

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, Principal Planner, on behalf of staff who indicated staff is recommending denial of this item.

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

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

- ▶ William Frye, 440 Louisville Drive, North Las Vegas, Nevada 89031

Mr. Frye stated he opposes this application as he does not want to see commercial in this area.

The Public Hearing was closed.

Commissioner Anita Wood MOVED and Commissioner Tom Langford SECONDED to DENY ZN-62-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

Items #40 AMP-35-02, #41 ZN-62-02, #42 AMP-34-02, #43 ZN-61-02 and #44 T-923 are related.

42) 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.

This application was continued from the Planning Commission meeting of May 8, 2002, at the request of the applicant.

The Development Services Department has not been provided any information that would warrant a favorable recommendation at this time. Therefore, the Development Services Department recommends that AMP-34-02 be denied for the reasons listed in the attached Staff Report.

The application was presented by Bob Hoyes, Planner, on behalf of staff who indicated staff is recommending denial of this item.

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

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

- ▶ William Frye, 440 Louisville Drive, North Las Vegas, Nevada 89031

Mr. Frye stated he opposes this application as he does not want to see commercial in this area.

The Public Hearing was closed.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE AMP-34-02 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioners Joy Diaz and Tom Langford voting against the motion.

The item was APPROVED.

Items #40 AMP-35-02, #41 ZN-62-02, #42 AMP-34-02, #43 ZN-61-02 and #44 T-923 are related.

43) 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 Planned Unit Development District (PUD) consisting of 143 Single-Family Homes. The property is located south of Ann Road approximately 750 feet west of Commerce Street. The Assessor's Parcel Number is 124-34-101-003.

This application was continued from the Planning Commission meeting of May 8, 2002, at the request of the applicant.

The Development Services Department has been provided a revised preliminary development plan, but the recommendation to deny AMP-34-02 remains. The reasons pertaining to the recommendation to deny AMP-34-02 are listed in the associated Staff Report.

Although the preliminary development plan has been revised and does address many of the concerns listed in the attached Staff Report, the recommendation to deny the re-zoning (ZN-61-02) remains. Additional information is provided in the attached Staff Report.

Unfortunately, a reduced copy (8-1/2" x 11") of the revised preliminary development plan was not provided by the applicant for inclusion in this report.

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

- ▶ William Frye, 440 Louisville Drive, North Las Vegas, Nevada 89031

Mr. Frye stated he opposes this application as he does not want to see commercial in this area.

The Public Hearing was closed.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE ZN-61-02 to the 6/26/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/26/02.

Items #40 AMP-35-02, #41 ZN-62-02, #42 AMP-34-02, #43 ZN-61-02 and #44 T-923 are related.

44) 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 750 west of Commerce Street. The Assessor's Parcel Number is 124-34-101-003.

This application was continued from the Planning Commission meeting of May 8, 2002, at the request of the applicant.

Although the tentative map has been revised and does address many of the concerns listed in the attached Staff Report, the recommendations to deny the Comprehensive Plan amendment (AMP-34-02) and the re-zoning (ZN-61-02) remain. Details pertaining to the recommendations for denial are provided in the associated Staff Reports.

Unfortunately, a reduced copy (8-1/2" x 11") of the revised tentative map was not provided by the applicant for inclusion in this report.

The application was presented by Bob Hoyes, Planner, on behalf of staff who indicated staff is recommending a continuance of this item.

Jennifer Lazovich, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and requested a two (2) week continuance.

Commissioner Tom Langford MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE T-923 to the 6/26/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/26/02.

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

An application submitted by Richmond American, property owner, for a vacation of the northerly ten (10) feet of right-of-way and the vacation of a five (5) foot utility easement along Washburn Road commencing at Camino al Norte and extending west approximately 287 feet. The Assessor's Parcel Number is 124-33-601-011.

RECOMMENDATION:

The Development Services Department recommends that VAC-12-02 be approved subject to the condition listed below and that this item be forwarded to the City Council for final consideration.

1. The vacation shall reserve a five-foot (5.0') public utility easement adjacent to the new right-of-way line.

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

Sally Pelham, of SouthWest Engineering, 3610 N. Rancho Drive, Las Vegas, Nevada 89120 appeared on behalf of the applicant.

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

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to DENY VAC-12-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

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: 11:30 PM

A motion to ADJOURN the June 12, 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