

# 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  
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Harry Shull, Vice Chairman  
Anita Wood  
Tom Langford

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**June 26, 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 Development Services Director  
Mary Aldava, Associate Planner  
Chris Melendrez, 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**

Commissioner Marilyn Kirkpatrick

**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.

**CONSENT AGENDA**

**A) PW-71-02 (7310) DESERT PASSAGE NORTH**

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Northbrook, LLC and accept the Subdivision Bond in the amount of \$750,229.87.

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to CONTINUE Consent Agenda Item A to the 7/10/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 7/10/02.**

# **NEW BUSINESS**

**Items #1 AMP-36-01 and #2 ZN-58-01 are related.**

**1) AMP-36-01 (5449) CENTENNIAL PAVILION (Public Hearing)**

An application submitted by Jack Binion, 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 Losee Road and Rome Boulevard. The Assessor's Parcel Number is 124-23-801-002.

**Recommendation:**

The Development Services Department recommends that AMP-36-01 be denied because the proposed amendment to the Comprehensive Plan is not supported by the guidelines for Medium Density Residential, the proposed changes are not supported by the Visions, Goals, Objectives and Policies within the Comprehensive Plan, and there is presently a high concentration of Medium Density Residential within the vicinity.

The application was presented by Chris Melendrez, Planner, on behalf of staff who indicated staff is recommending denial of this item as the proposed amendment to the Comprehensive Plan is not supported by the guidelines for Medium Density Residential as set forth by the guidelines in the Comprehensive Plan.

Susan Johnston, of G.C. Garcia, 2501 N. Green Valley Parkway Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant.

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

Vice-Chairman Harry Shull MOVED and Chairman Nelson Stone SECONDED to APPROVE AMP-36-01 per staff's recommendations.

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

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to DENY AMP-36-01.

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

**The item was DENIED.**

**Items #1 AMP-36-01 and #2 ZN-58-01 are related.**

**2) ZN-58-01 (5450) CENTENNIAL PAVILION (Public Hearing)**

An application submitted by Jack Binion, property owner, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of professional office, medium-density residential and neighborhood commercial. The property is generally located at the northwest corner of Centennial Parkway and Losee Road. The Assessor's Parcel Number is 124-23-801-002.

**Recommendation:**

The Development Services Department recommends that ZN-58-01 be denied because the residential component is not consistent with the Comprehensive Plan as staff is not supporting an amendment to the Comprehensive Plan; the residential component does not comply with the guidelines in the Comprehensive Plan or the open space requirements; the office and commercial components do not demonstrate any innovation in design, nor demonstrate better opportunities for shopping that would not otherwise be possible in other conventional zoning districts; and the proposal is inconsistent with the purpose of the PUD zoning district.

If however, the Planning Commission determines that the amendment to the Comprehensive Plan for Medium Density Residential is warranted and that the proposed development is warranted as a Planned Unit Development, then staff recommends the following conditions:

1. Standard Conditions: 1, 2, 5, 9, 11, 26, 27, 28, 29, 31 and 32.
2. That the commercial uses within the proposed 20 acre neighborhood center in this Planned Unit Development shall only be those allowed in the C-1 Neighborhood Commercial District as principally permitted uses, or as special uses subject to Title 17 § 24.020.
3. That the office uses within the proposed five acres of office development in this Planned Unit Development shall only be those allowed in the C-P Professional Office Commercial District as principally permitted uses, or as special uses subject to Title 17 § 24.020.
4. A final development plan, subject to Planning Commission review and approval is required for the commercial, office and residential components of the development.
5. The final development plan for the office and commercial components shall be submitted in its entirety for each development.
6. The office and commercial developments shall be subject to the Commercial Development Standards and Design Guidelines.
7. The final development plan must identify the type of use proposed as the major anchor for the commercial component. Furthermore, pad development shall not occur until a building permit is issued for the major anchor.
8. The single family component shall be subject to the Single Family Design Guidelines and shall comply with the open space requirements of the Zoning Ordinance.
9. The single family component shall provide an acceptable form of traffic calming (e.g., traffic circles, curvilinear streets, etc.) for every street section exceeding 500 linear feet.
10. Density of the single family component shall not exceed seven (7) dwelling units per acre.
11. A minimum of three (3) pedestrian access shall be provided between the residential and commercial sites.
12. Public streets shall be provided for the residential component.

13. The final development plan for the residential component shall provide details of the park areas showing landscaping and amenities. Prior to submittal of the final development plan, the applicant must schedule a meeting with the Parks and Recreation Director or designee to determine what amenities will be required of the private park areas.
14. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet.
15. Development shall comply with the following setbacks:
  - a. Front: Fifteen (15) feet.
  - b. Interior Side: Five (5) feet.
  - c. Corner Side: Ten (10) feet.
  - d. Rear Yard: Twenty (20) feet.
16. Dedication of the following right of way:
  - a. Fifty feet (50.00') for Centennial Parkway and Losee Road.
  - b. Thirty feet (30.00') for Rome Boulevard and Lawrence Street.
  - c. Flared intersection at Centennial Parkway and Losee Road per Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.
  - d. Bus turn out on Centennial Parkway west of Losee Road.
17. The design plans for the Upper Las Vegas Wash Channel are substantially complete and the proposed channel will not be located on the property. Revise the site plan to remove the drainage channel and drainage channel section.
18. The northerly portion of the site must be revised so that entrance streets are a minimum of sixty feet (60.0') in width.
19. Parking on the 41' private streets will be limited to one side of the street. The developer will be required to provide "NO PARKING" signs.
20. All residential units shall be provided with fire sprinklers.
21. A minimum of two means of remote access shall be provided from existing streets to this site.
22. Fire lanes shall be marked to allow maintenance of the minimum required fire lane width.
23. That the development of this site be in compliance with all Codes and Ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mentioned herein, the more restrictive shall apply.

The application was presented by Chris Melendrez, Planner, on behalf of staff who indicated this item is a companion item to the previous item and it is not consistent with the Comprehensive Plan, based on the decision the Planning Commission made on Item #1 AMP-36-01.

Susan Johnston, of G.C. Garcia, 2501 N. Green Valley Parkway Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who requested a continuance to allow the applicant to work with staff on 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 Anita Wood stated she believes that a continuance would be best for this item.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE ZN-58-01 INDEFINITELY.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED INDEFINITELY.**

**3) AMP-42-02 (7033) TROPICAL & LAMB (Public Hearing)**

An application submitted by Insight Development on behalf of 30 Tropical Parkway, LLC, Andrew S Katz Revocable Trust, property owner, for an Amendment to the Master Plan of Streets and Highways, to add Tropical Parkway as a 100-foot arterial street commencing at Pecos Road and proceeding eastward to Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-601-005 and 123-30-601-006.

## **RECOMMENDATION**

The Development Services Department recommends that AMP-42-02 be continued indefinitely to allow the applicant time to address the concerns raised by the Public Works Department.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 7/24/02 Planning Commission meeting.

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

Commissioner Tom Langford MOVED and Vice-Chairman Harry Shull SECONDED to CONTINUE AMP-42-02 to the 7/24/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 7/24/02.**

**Items #4 AMP-43-02, #5 ZN-79-02 and #6 T-932 are related.**

#### **4) AMP-43-02 (7103) LA MADRE & 5<sup>TH</sup> (Public Hearing)**

An application submitted by Heller Development on behalf of FSDRH Trust Sass Frad TRS % Gruchy, property owner, for an Amendment to the Master Plan of Streets & Highways to delete a portion of La Madre Way between North Fifth Street and Goldfield Street. The Assessor's Parcel Numbers are 124-34-803-001 and 124-34-803-002.

#### **RECOMMENDATION**

The Development Services Department recommends that AMP-43-02 be denied because the applicant has not shown any compelling reason for its removal and the Public Works Department states that the alignment is necessary in this area.

The item was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending denial of this item.

Robert Lewis, of Orion Engineering, 3068 E. Sunset Road Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant.

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

Jeff Bade, 4940 Goldfield, North Las Vegas, Nevada 89130

Mr. Bade stated he opposes this item as he feels it would not benefit the community.

Chairman Stone closed the Public Hearing.

Vice-Chairman Harry Shull **MOVED** and Commissioner Marilyn Kirkpatrick **SECONDED** to **CONTINUE** AMP-43-02 to the 7/24/02 Planning Commission meeting.

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

**The item was CONTINUED to 7/24/02.**

**Items #4 AMP-43-02, #5 ZN-79-02 and #6 T-932 are related.**

**5) ZN-79-02 (7104) LA MADRE & 5<sup>TH</sup> (Public Hearing)**

An application submitted by Heller Development on behalf of FSDRH Trust Sass Frad Trs % Gruchy, property owner, for reclassification of property from an R-E Ranch Estates District to an R-1 Single Family Residential District. The property is generally located at the southwest corner of North Fifth Street and La Madre Way. The Assessor's Parcel Numbers are 124-34-803-001 and 124-34-803-002.

**RECOMMENDATION:**

The Development Services Department recommends that ZN-79-02 be approved and forwarded to the City Council with a recommendation for hard zoning to the R-1 Single-Family Residential District.

The item was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending approval of this item.

Robert Lewis, of Orion Engineering, 3068 E. Sunset Road Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated he concurs with staff's recommendation.

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

Jeff Bade, 4940 Goldfield, North Las Vegas, Nevada 89130

Mr. Bade stated he opposes this item as he feels it would not benefit the community.

Chairman Stone closed the Public Hearing.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to CONTINUE ZN-79-02 to the 7/24/02 Planning Commission meeting.

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

**The item was CONTINUED to 7/24/02.**

**Items #4 AMP-43-02, #5 ZN-79-02 and #6 T-932 are related.**

**6) T-932 (7105) LA MADRE & 5<sup>TH</sup>**

An application submitted by Heller Development on behalf of FSDRH Trust Sass Frad Trs % Gruchy, property owner, for a tentative map review for a 45 lot single-family residential subdivision in an R-E Ranch Estates District (proposed to an R-1 Single Family Residential District). The property is generally located at southwest corner of North Fifth Street and LaMadre Way. The Assessor's Parcel Numbers are 124-34-803-001 and 124-34-803-002.

**RECOMMENDATION:**

The Development Services Department recommends that T-932 be continued indefinitely to allow the applicant time to revise the tentative map incorporating the La Madre Way alignment.

State statutes require the Planning Commission to act within 45 days, otherwise the tentative map would be deemed approved. Therefore, unless the applicant is willing to continue the application, the Development Services Department will have to recommend that T-932 be denied.

The item was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending denial of this item.

Robert Lewis, of Orion Engineering, 3068 E. Sunset Road Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant.

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

Jeff Bade, 4940 Goldfield, North Las Vegas, Nevada 89130

Mr. Bade stated he opposes this item as he feels it would not benefit the community.

Chairman Stone closed the Public Hearing.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE T-932 to the 7/24/02 Planning Commission meeting.

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

**The item was CONTINUED to 7/24/02.**

**Chairman Nelson Stone abstained from voting on this item due to a business interest.**

**7) ZN-34-97 (7090) THE MEADOWS HOSPITAL (Public Hearing)**

An application submitted by The WLB Group on behalf of Tropical Losee, LLC, property owner, for an amendment regarding the hospital and medical office phase of development to a previously approved PUD Planned Unit Development District. The property is generally located at the northwest corner of Tropical Parkway and Losee Road. The Assessor's Parcel Number is 124-26-605-001.

**RECOMMENDATION:**

The Development Services Department recommends that the amended preliminary development plan for ZN-34-97 receive a favorable recommendation and be subject to the following conditions:

1. That a traffic study is required.
2. That a comprehensive drainage study is required.
3. The following right of way must be dedicated:
  1. Forty feet (40.00') for Tropical Parkway, fifty feet (50.00') for Losee Road, and thirty feet (30.00') for Lawrence Street.
  2. Bus turn out on Tropical Parkway west of Losee Road.
  3. Flared intersection at Losee Road and Tropical Parkway per Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.
  4. Drainage easement for the Las Vegas Wash Channel, width to be determined by an approved drainage study
  5. Drainage easement for the Tropical Parkway Channel East, width to be determined by an approved drainage study.
4. That approval of this application does not imply a commitment by the City for utility service to the subject property. A utility commitment will only be issued upon compliance with the requirements and conditions set forth in the Utility Service Commitment Policy Guidelines available from the Department of Public Works.
5. The Nevada Power Transmission line easement shall be located entirely within the parking lot or landscape area. No building may encroach on the easement.
6. That landscaping shall be provided in accordance with ordinance requirements.
7. That the driveway location and parking plan shall be subject to review and approval by the North Las Vegas Traffic Engineer.
8. That the final development plan for the site shall be subject to Planning Commission review and approval.
9. That the development shall comply with all applicable codes and ordinances.
10. The development shall comply with all applicable requirements of Title 16 and N.R.S. 278.
11. That technical design comments will be made at the time development plans are submitted.
12. That a water network analysis must be provided prior to development.
13. That phasing shall be subject to review and approval by staff, and the first building permit shall be issued for the hospital.
  
14. That approval of the site plan submitted is not intended, nor implied. The development shall conform to the approved uses and to the site plan in concept only.

15. That the development of this site be subject to all adopted Codes and Ordinances in effect at such time that development plans are submitted.
16. The setback of buildings from the northern property line must be equal to the height of the buildings.
17. The parking garage must not have openings on the north side.
18. A ten-foot landscaped setback must be provided adjacent to the east side of the hospital building.
19. The air conditioning units on the hotel must be roof mounted.
20. The retail pad must not be issued a building permit until a building permit is issued for the principal building in the retail center.
21. The central park must be completed prior to occupancy of the second phase.
22. Elevations for the garage and medical offices must be submitted for Commission review and approval with the hospital final development plan.
23. Any future heliport must be reviewed by the Planning Commission as a special use permit.
24. The width and turning radii of the fire access lanes shall be in conformance with the Fire Code.
25. The intersection of Losee and Azure is required to be constructed so that vehicles traveling west on Azure towards Losee will be able to turn right to merge on Losee heading north and left to merge on Losee heading south. The intersection must be signalized and equipped with an Opticom system to facilitate emergency response vehicles in turning left from Azure heading west to Losee heading south.
26. Approval of the final development plan will require the following modifications to the site layout:
  1. Revisions to the driveway number and locations to conform to North Las Vegas Municipal Code 17.24.130 and the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 225.
  2. Revise and relocate median openings as required by the North Las Vegas Traffic Engineer.
  3. Delineate the flared intersection and bus turn out at Losee Road and Tropical Parkway.
  4. Delineate the drainage easements for the Las Vegas Wash Channel and the Tropical Parkway Channel East.
  5. Relocation of any building within the Nevada Power Transmission line easement
  6. Removal of any parking from the Tropical Parkway right of way.

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

Jeff Gerber, 5555 San Felipe, Houston, Texas 77056 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Michael Walsh, 1529 Padora, Las Vegas, Nevada 89117 appeared on behalf of the applicant.

Fletcher Majors, 2082 Redland Road, Wetumpka, Alabama 36093 appeared on behalf of the applicant.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Tom Langford SECONDED to APPROVE ZN-34-97 per staff's recommendations.

The motion carried by MAJORITY vote with Chairman Nelson Stone abstaining from voting due to a business interest.

**8) ZN-76-02 (7085) CHEYENNE VALLEY (Public Hearing)**

An application submitted by Lyle E. Brennan on behalf of Lollito, LLC and GRBSSG, LLC, property owners, for reclassification of property from an R-1 Single-Family Residential District to a PUD Planned Unit Development District consisting of office business park and neighborhood commercial. The property is

generally located at the northeast corner of Cheyenne Avenue and the Valley Drive. The Assessor's Parcel Numbers are 139-07-801-010, 139-07-801-011 and 139-07-801-012.

## RECOMMENDATION

The Development Services Department recommends that ZN-76-02 be approved subject to the following conditions:

1. That Standard Conditions 1, 2, 5, 26, 27, 28, 29, 31 and 32 apply; and
2. No approval of the driveway number and location is implied. Prior to approval of the final development plan, the driveways must be revised to meet the standards set forth in North Las Vegas Municipal Code 17.24.130 and the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 225; and
3. That no site plan approval is implied; and
4. That the development of the commercial area be in conjunction with, or later than, the first phase of the business park. The development of the commercial area shall be at a one-to-one square-foot ratio to the development of the first phase of the business park; and
5. That the commercial area be limited to a maximum 10.3 acres; and
6. That the development of the commercial area be in compliance with the Commercial Design Standards, including but not limited to parking lot landscaping, foundation landscaping, pedestrian plaza open space and pedestrian walkways; and
7. That the design theme of the commercial area be consistent with that of the business park; and
8. That the uses permitted within the commercial area be limited to those identified as "Principally Permitted Uses" in the C-1, Neighborhood Commercial, district with the following exceptions, which shall not be permitted: Appliance sales and services, auto supply store, department store, furniture store, garden supply store, grocery store, hardware store, hunting and fishing supply store, paint and wallpaper store, and pet shop; and
9. That the following uses shall be considered "Principally Permitted Uses" within the commercial area and shall not require individual Planning Commission consideration as part of this PUD: banks & financial institutions; child care facility or child care center; convenience food restaurant without drive-through service window; and
10. That any use involving the "on-sale" of alcoholic beverages shall require a special use permit in accordance with the requirements set forth in the Zoning Ordinance; and
11. That one convenience food restaurant with drive-through service window be permitted without further consideration of a special use permit. The convenience food restaurant shall be located within the 10.3-acre commercial area. If additional convenience food restaurants with drive-through service windows are requested, those requests shall require a special use permit in accordance with the requirements set forth in the Zoning Ordinance; and
12. That vehicular access to the business park not be permitted from Colton Avenue; and
13. That all parking areas throughout the PUD shall be developed in accordance with the Commercial Design Standards; and

14. That the minimum number of required parking stalls shall be provided with each phase of development; and
15. That the uses permitted within the business park shall be limited to those identified as “Principally Permitted Uses” in the M-1, Business Park Industrial, zoning district with the following exceptions, which shall not be permitted: Outdoor storage, exterminator shop and manufacturing; and
16. That the following uses shall be considered “Principally Permitted Uses” within the business park areas and shall not require individual Planning Commission consideration as part of this PUD: banks & financial institutions, business, technical or vocational schools, child care facility or child care center, convenience food restaurant without drive-through service window; and
17. That, if a heliport is desirable, the development of such shall require Planning Commission consideration of a special use permit and the approval shall be subject to all applicable FAA regulations; and
18. One mini-warehousing facility shall be considered a “Principally Permitted Use” provided the gross acreage of the facility not exceed three acres; and
19. That two pedestrian access ways shall be provided from Colton Avenue to the open space areas. The access ways shall be ADA compliant; and
20. That a sufficient number of sheltered bicycle parking stalls shall be provided throughout the PUD. The number of stalls required shall be determined at the time development plans are submitted; and
21. That 20 feet of landscaping be provided adjacent to the Colton Avenue right-of-way. Said landscaping shall be in compliance with the Single-Family Design Standards for perimeter landscaping and shall be installed as part of the second phase of development; and
22. That a screen wall, minimum six feet in height, shall be provided between the Colton Avenue landscaping (condition #18) and the business park. The wall shall be decorative on both sides and shall be constructed in conjunction with Phase II; and
23. That canopy trees, sheltered benches and tables, and trash receptacles shall be provided within the open space areas. The shelter designs shall be consistent with the overall design of the business park; and
24. That one two-acre open space area be constructed in conjunction with Phase II; and
25. That the other two-acre open space area be constructed in conjunction with Phase III; and
26. That all free-standing signage be limited to monument-type, which shall not exceed eight (8) feet in overall height. All free-standing signs shall be sized and located in accordance with the requirements set forth in the Zoning Ordinance; and
27. That a final development plan be reviewed and approved by the Planning Commission for each phase of development; and
28. That the development of this business park PUD be in compliance with all applicable codes and ordinances in effect at the time of construction. If there is a conflict with the conditions stated herein,

the more restrictive shall apply.

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

Richard Gallegos, 2301 Richard Drive, Henderson, Nevada 89014 appeared on behalf of the applicant.

Lyle Brennan, 3157 Bel Air Drive, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

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

▶ Lorna Olcott, 3408 Trotting Horse, North Las Vegas, Nevada 89032

Ms. Olcott stated she is concerned about certain design issues with this project.

Mr. Baxter, Acting Development Services Director, stated that perhaps it would be best if the neighbors and the developers met to discuss their concerns.

Ms. Olcott exceeded her allotted time and Chairman Nelson Stone called for a vote to allow her more speaking time.

Commissioner Anita Wood MOVED and Vice-Chairman Harry Shull SECONDED to EXTEND the participants speaking time by 3 MINUTES.

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

Ms. Olcott continued to stated the changes she would prefer to see applied to this project.

Chairman Stone closed the Public Hearing.

Commissioner Anita Wood MOVED and Vice-Chairman Harry Shull SECONDED to APPROVE ZN-76-02 per staff's recommendations subject to the following changes:

**Delete Condition #4.**

**Delete Condition #9.**

**Condition #11 Changed as follows: "Delete from the first sentence in Condition #11: "*without further consideration of a special use permit.*"**

That one convenience food restaurant with drive-through service window be permitted ~~without further consideration of a special use permit.~~ The convenience food restaurant shall be located within the 10.3-acre commercial area. If additional convenience food restaurants with drive-through service windows are requested, those requests shall require a special use permit in accordance with the requirements set forth in the Zoning Ordinance; and

**Delete Condition #16.**

**Condition #18 Changed to Read: "One mini-warehousing facility shall be considered as a "special permitted use" provided the gross acreage of the facility not exceed three acres; and"**

**Condition #21 Changed to Read: "That 25 feet of landscaping be provided adjacent to the Colton Avenue right-of-way. Said landscaping shall be in compliance with the Single-Family Design Standards for perimeter landscaping and shall be installed as part of the second phase of development; and"**

**Condition #22 Changed to Read: “Delete the statement in parenthesis (~~condition #18~~):**

That a screen wall, minimum six feet in height, shall be provided between the Colton Avenue landscaping (~~condition #18~~) and the business park. The wall shall be decorative on both sides and shall be constructed in conjunction with Phase II; and

**Condition #29 Added to Read: “No trash enclosures to be within 50 feet of the back wall.”**

**Condition #30 Added to Read: “Group homes shall not be permitted.”**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**There was a break in the proceedings at 8:28 P.M.**

**The meeting reconvened at 8:45 P.M.**

**Items #9 ZN-77-02 and #10 ZN-78-02 are related.**

**9) ZN-77-02 (7086) NORTH LAS VEGAS COMMUNITY PARCEL 42 (Public Hearing)**

An application submitted by North Valley Enterprises, LLC, property owner, for reclassification of property from a MPC Master Planned Community District to a C-P-MPC Master Planned Community–Professional Office Commercial District. The property is generally located at the southeast corner of Simmons Street and

the Northern Beltway. The Assessor's Parcel Number is 124-20-000-006.

## **RECOMMENDATION**

The Development Services Department recommends that ZN-77-02 be approved.

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

Bob Gronauer, 3800 Howard Hughes Parkway, 7<sup>th</sup> 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 Tom Langford MOVED and Vice-Chairman Harry Shull SECONDED to APPROVE ZN-77-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #9 ZN-77-02 and #10 ZN-78-02 are related.**

### **10) ZN-78-02 (7087) NORTH LAS VEGAS COMMUNITY PARCEL 62 (Public Hearing)**

An application submitted by North Valley Enterprises, LLC, property owner, for reclassification of property from a MPC Master Planned Community District to a PSP-MPC Master Planned Community– Public/Semi-Public District. The property is generally located approximately 327 feet west of Clayton Street and north of

Centennial Parkway. The Assessor's Parcel Number is 124-20-000-002.

**RECOMMENDATION**

The Development Services Department recommends that ZN-78-02 be approved.

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

Tabitha Fiddymment, of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> 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.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE ZN-78-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #11 ZN-80-02 and T-934 are related.**

**11) ZN-80-02 (7091) FIESTA DEL NORTE (Public Hearing)**

An application submitted by Pardee Homes of Nevada, property owner, for reclassification of property from an R-E Ranch Estates District to an R-1 Single Family Residential District. The property is generally located at the southeast corner of Allen Lane and Tropical Parkway. The Assessor's Parcel Numbers are 124-29-301-007, 124-29-301-008 and 124-29-301-009.

**RECOMMENDATION:**

The Development Services Department recommends that ZN-80-02 receive a favorable recommendation and that this item be forwarded to the City Council for permanent “hard zoning” to the R-1 Single Family Residential District by ordinance.

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

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> 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.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE ZN-80-02 per staff’s recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #11 ZN-80-02 and T-934 are related.**

**12) T-934 (7093) FIESTA DEL NORTE**

An application submitted by Pardee Homes of Nevada, property owner, for a tentative map review in an R-E Ranch Estates District (proposed R-1 Single-Family Residential). The property is generally located at the southeast corner of Allen Lane and Tropical Parkway. The Assessor’s Parcel Numbers 124-29-301-007, 124-29-301-008 and 124-29-301-009.

Enclosed are possible conditions of approval for T-934. The Development Services Department has recommended indefinite continuance of this request, and that recommendation remains.

However, if the Planning Commission determines from the evidence presented that a favorable recommendation is warranted, then the following conditions are recommended:

1. Standard conditions 1, 2, 5, 15, 17, 19, 24, 26, 27, 28, 29, 31 and 32.
2. The tentative map shall be revised to include knuckles and cul-de-sacs that conform to the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements. The recently adopted cul-de-sac design which features a minimum twenty-four foot (24.0') back of curb radius may also be used.
3. Entrance streets must be revised to a minimum of sixty feet (60.0') in width.
4. Interior street sections must include sidewalk on both sides of the street.
5. The offset crown typical interior street section will not be allowed and must be removed from the tentative map.
6. 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.
7. That all interior streets in excess of 500 feet shall be curvilinear as required by Section 16.08.085 of the Municipal Code.
8. That the development comply with the Single Family Design Guidelines, including, but not limited to the following:
  1. Fifteen feet of perimeter landscaping, which may include the sidewalk, shall be provided along Lots 67 and 68 adjacent to Ferrell Street.
  2. Ten feet of landscaping, which may include the sidewalk, shall be provided adjacent to the corner side of all corner lots within the development.
9. That perimeter landscaping of the exterior street perimeter be designated as "Common Elements" and that interior perimeter landscaping commonly described as corner side yard landscaping be addressed as allowed for in the North Las Vegas Municipal Code Section 17.24.210(E).
10. That the perimeter walls be owned and maintained by the homeowners' association.
11. That corner side yard landscaping be maintained by the homeowners' association.
12. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
13. That CC&R's be reviewed and approved by the Development Services Department prior to recording any final map.
14. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development.
15. That the development of this site shall be in compliance with all Codes and Ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mentioned herein, the more restrictive shall apply.

16. That five copies of a conforming tentative map incorporating the conditions of approval shall be submitted to the Public Works Department prior to submittal of the final map.

The application was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending this item be continued to allow the applicant time to submit a revised tentative map that addresses the conditions listed in the staff report.

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated she has brought with her some proposed changes to the listed conditions.

Chairman Nelson Stone stated that perhaps a continuance of this item would be best and asked the applicant if she would agree to a continuance of this item.

Ms. Lazovich stated that she agrees with a two (2) week continuance.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE T-934 to the 7/10/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 7/10/02.**

**Items #13 ZN-82-02 and #14 T-933 are related.**

**13) ZN-82-02 (7092) SGT. JORDAN & GOLDFIELD (Public Hearing)**

An application submitted by Heller Development on behalf of Unlimited Holdings, Inc., property owner, for reclassification of property from an R-E Ranch Estates District to an R-1 Single Family Residential District. The property is generally located at the northwest corner of Deem Drive and Sergeant Jordan Avenue. The Assessor's Parcel Numbers are 139-03-505-002 and 139-03-505-004.

## **RECOMMENDATION**

The Development Services Department recommends that ZN-82-02 be approved.

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

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

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

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

Mr. Hart stated he is concerned about the issue of noise attenuation with this project.

Chairman Stone closed the Public Hearing.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE ZN-82-02 per staff's recommendations.

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

**The item was APPROVED.**

**Items #13 ZN-82-02 and #14 T-933 are related.**

### **14) T-933 (7094) SGT. JORDAN & GOLDFIELD**

An application submitted by Heller Development on behalf of Unlimited Holdings, Inc., property owner, for a tentative map review in an R-E Ranch Estates District (proposed R-1 Single-Family Residential). The property is generally located at the northwest corner of Deem Drive and Sergeant Jordan Avenue. The Assessor's Parcel Numbers are 139-03-505-002 and 139-03-505-004.

## RECOMMENDATION

The Development Services Department recommends that T-933 be approved subject to the following conditions:

1. Standard Conditions: 1, 2, 5, 11, 15, 24, 26, 27, 28, 29, 31, and 32.
2. Revise the tentative map to widen the entrance street to sixty feet (60.0') for a minimum distance of one hundred feet (100.0').
3. 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.
4. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development.
5. Measures to achieve noise level reduction of 25 decibels must be incorporated into the design and construction of the homes.
6. That perimeter landscape areas and side yard landscape areas shall shown as common elements on the tentative map and maintenance shall be the responsibility of a homeowners association.
7. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review of the Public Works Department and the Planning Division prior to submittal of the final map.

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

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

Commissioner Anita Wood MOVED and Commissioner Tom Langford SECONDED to APPROVE T-933 per staff's recommendations.

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

**The item was APPROVED.**

**Items #15 ZN-83-02 and #16 VAC-17-02 are related.**

### **15) ZN-83-02 (7099) COBBLESTONE MANOR WEST (Public Hearing)**

An application submitted by D. R. Horton, Inc. on behalf of Rodrigo and Patti A. Perez et. al, property owners, for reclassification of property from an R-E Ranch Estates District to an R-1 Single Family Residential District. The property is generally located at the southeast corner of Donna Street and Hammer Lane. The Assessor's Parcel Numbers are 124-35-202-001 and 124-35-203-001.

**RECOMMENDATION:**

The Development Services Department recommends that ZN-83-02 receive a favorable recommendation and that this item be forwarded to the City Council for permanent "hard zoning" to the R-1 Single Family Residential District by ordinance.

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

Ron Jackson, of Southwest Engineering, 3610 Rancho Drive, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

8. Joseph Hart, 6020 Beale Avenue, Nellis Air Force Base, Nevada 89191

Mr. Hart stated he is concerned about the issue of noise attenuation with this project.

Chairman Stone closed the Public Hearing.

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Harry Shull SECONDED to APPROVE ZN-83-02 per staff's recommendations.

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

**The item was APPROVED.**

**Items #15 ZN-83-02 and #16 VAC-17-02 are related.**

**16) VAC-17-02 (7101) COBBLESTONE MANOR WEST (Public Hearing)**

An application submitted by D. R. Horton on behalf of Rodrigo and Patti A. Perez et.al, property owners, to vacate a portion of Fisher Avenue commencing at Donna Street and proceeding east approximately 300 feet. The Assessor's Parcel Numbers are 124-35-202-001 and 124-35-203-001.

**RECOMMENDATION:**

The Development Services Department recommends that VAC-17-02 be denied because access from the Washburn/Bruce II Subdivision (T-895) to Donna Street would be eliminated.

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

Ron Jackson, of Southwest Engineering, 3610 Rancho Drive, Las Vegas, Nevada 89120 appeared on behalf of the applicant who requested this item be continued to allow the applicant sufficient time to address staff's concerns.

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 VAC-17-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED INDEFINITELY.**

**17) ZN-84-02 (7095) LEDON, CALIXTO RAYMOND (Public Hearing)**

An application submitted by Calixto R. Ledon, property owner, for reclassification of property from an R- E Ranch Estates District to an R-1 Single Family Residential District. The property is located at 5145 N. Goldfield Avenue. The Assessor's Parcel Number is 124-34-701-008.

**RECOMMENDATION:**

The Development Services Department recommends that ZN-84-02 be approved and forwarded to the City Council with a recommendation for hard zoning to the R-1 Single-Family Residential District.

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

Calixto Raymond Ledon, 351 E. Longacres, Henderson, Nevada 89015 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

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

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

Mr. Hart stated he is concerned about the issue of noise attenuation with this project.

Chairman Stone asked staff to address the noise attenuation issue.

Steve Baxter, Acting Development Services Director, stated the noise issue would be addressed in the tentative map.

Chairman Stone closed the Public Hearing.

Commissioner Tom Langford MOVED and Vice-Chairman Harry Shull SECONDED to APPROVE ZN-84-02 per staff's recommendations.

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

**The item was APPROVED.**

### **18) VAC-16-02 (7097) AUTUMN CHASE UNIT 2 (Public Hearing)**

An application submitted by Alpha Engineering Co. on behalf of Temple Properties, Inc., property owner, for a vacation of a portion of the drainage channel commencing at La Madre Way proceeding north along Simmons Street approximately 127 feet then proceeding west approximately 548 feet. The Assessor's Parcel Number is 124-32-318-037.

### **RECOMMENDATION**

The Development Services Department recommends that VAC-16-02 be approved subject to the following condition:

1. The vacation must record concurrently with the final map that dedicates the approved alternative drainage facility.

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

David Moran, of Alpha Engineering, 50 S. Jones Boulevard, Las Vegas, Nevada 89101 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to APPROVE VAC-16-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

#### **19) UN-43-94 (1637) SPRINT CELLULAR (Public Hearing)**

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

#### **RECOMMENDATION:**

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

The application was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending a 90-day continuance to allow the applicant sufficient time to complete the installation of the landscaping as required by the Department of Public Works.

Julie Brooks, of Spectrum Engineering, 7351 W. Charleston Boulevard, Suite 120, Las Vegas, Nevada 89117 appeared on behalf of the applicant who requested a 45-day continuance instead.

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 UN-43-94 to the 8/14/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED TO 8/14/02.**

**20) T-936 (7098) ELDORADO R1-70 NO.8**

An application submitted by Pardee Homes of NV., property owner, for a tentative map review for a 118 lot Single-Family Residential Subdivision in an O-L/DA Open Land/ Development Agreement District. The property is generally located at northwest corner of Revere Street and Centennial Parkway. The Assessor's Parcel Number is 124-21-801-003.

**RECOMMENDATION:**

The Development Services Department recommends that T-936 be continued indefinitely to allow the applicant time to revise the tentative map eliminating the 3.0 acre park shown as part of this application.

If, however, the Planning Commission were to determine that approval of this application is warranted at this time, staff recommends the following conditions of approval:

2. Standard conditions 2, 3, 15, 16, 17, 18, 27 and 29
3. That all lands, areas, and open spaces are to be developed and maintained per the Development Agreement between the City of North Las Vegas and Pardee Homes of Nevada (formerly Pardee Construction Company) dated December 10, 1988, or as amended.
4. The 3.0 acre park shall not be considered as part of this tentative map and eliminated on the final map.
5. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development.

The application was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending a continuance of this item to allow the applicant sufficient time to revise the tentative map eliminating the 3.8-site shown as part of this application.

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated

Lee Dillingham, 7220 Bermuda Road, Las Vegas, Nevada 89119 appeared on behalf of the applicant.

**This item was trailed to be heard at a later time within this same meeting.**

**FOLLOWING ITEM #28 FROM THIS MEETING:**

**After some discussion between the applicant and Jim Lewis, Deputy City Attorney, this item was heard again.**

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE T-936 per staff's recommendations.

**Condition #3 Changed to Read: "The 3.0 acre park parcel shown on the tentative map will be removed from the tentative map. The applicant will submit a conforming tentative map to show that this has occurred."**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**21) T-937 (7096) REVERE/GOWAN**

An application submitted by Graystone Nevada LLC on behalf of Revere LLC, property owner, for a tentative map review in a PUD Planned Unit Development District. The property is generally located at the southeast corner of Gowan Road and Revere Street. The Assessor's Parcel Numbers 139-10-302-001 and 139-10-302-004.

**RECOMMENDATION:**

The Development Services Department recommends that T-937 be approved subject to the following conditions:

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

2. The 30' easement between Lots 20 and 21 shall include a pedestrian access easement.
3. Additional right-of-way dedication is required for a bus turn out on Gowan Road east of Revere Street.
4. The applicant shall comply with all conditions of development for the PUD Planned Unit Development District (ZN-47-02).
5. All lots shall comply with the minimum lot size requirement of 4,000 square feet.
6. The two median features located at the main entrance shall be landscaped.
7. Interior corner side lot landscaped areas shown as easements shall be designated as common elements on the final map.
8. 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.
9. Five copies of a revised tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

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

Dennis Wertzler, 6655 Bermuda Road, Las Vegas, Nevada 89119 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 **APPROVE** T-937 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

**The item was APPROVED.**

## **22) WAV-01-02 (7110) RAVCO PLAZA**

An application submitted by Red Rock Engineering on behalf of Ravco Corporation, property owner, for a waiver of the Title 13 requirements to allow two (2) above ground power poles in electrical district. The property is located approximately 850 feet west of Allen Lane and north of Craig Road. The Assessor's Parcel Numbers are 139-06-601-012, 139-06-601-013, 139-06-601-014 and 139-06-601-015.

### **RECOMMENDATION:**

The Development Services Department and the Public Works Department recommend that the request to waive the placement of utilities underground along Craig Road be approved for the reasons addressed in the analysis section.

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

William Childs, of Redrock Engineering, 2001 S. Rainbow Boulevard Suite K, Las Vegas, Nevada 89146

appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE WAV-01-02 per staff's recommendations.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Tom Langford SECONDED to DENY WAV-01-02.

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

**The item was DENIED.**

## **OLD BUSINESS**

**Items #23 ZN-46-02, #27 AMP-41-02 and #28 ZN-72-02 are related.**

### **23) ZN-46-02 (6350) CENTENNIAL VILLAGE (Public Hearing)**

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

Enclosed are possible conditions of approval for ZN-46-02. The Development Services Department has recommended denial of this request, and that recommendation remains.

If however, the Planning Commission chooses to approve the request the following conditions of approval are

recommended:

1. Standard conditions: 2, 3, 6, 9, 11, 15, 17, 19, 22, 24, 26, 27, 28, 29, 31, 32 and 33.
2. A master transportation study including transportation modeling (projected for 20 years) will be required. Contact Clete Kus, Transportation Planner, at 633-1235 for additional information.
3. A queuing analysis will be required if entrance gates are used.
4. Fiber optic conduit required along Pecos Road, Centennial Parkway, Tropical Parkway and Ann Road (realigned).
5. Clark County Regional Flood Control District (CCRFCD) concurrence of the drainage study is required.
6. The proposed site plan will require an amendment to the Master Plan of Streets and Highways to remove the north-south sixty-foot alignment (Sandy Lane) from Centennial Parkway to Tropical Parkway. If the amendment is not approved, the site plan must be revised to include Sandy Lane.
7. An amendment to the Master Plan of Streets and Highways is required to add a sixty-foot alignment (Azure Avenue) from Ann Road (re-aligned) to Lamb Boulevard.
8. The street labeled "Ann Road Realigned" is along the Walnut Street alignment and is delineated on the CNLV Master Plan of Streets and Highways as a 100' alignment. Correct the site plan to show the proper width.
9. Additional right of way dedication is required for the flared intersection at Centennial Parkway and Ann Road (realigned) per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
10. A merger and resubdivision map is required.
11. In order to provide a secondary means of paved access to the site, a paved access road on Lamb Boulevard from Azure Avenue to Centennial Parkway is required. The paved access must conform to *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 209A.
12. 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.
  
13. The development shall comply with the single-family design standards including but not limited to: a minimum of 10 feet of side lot landscaping shall be included on interior corner side lots. Such landscaped areas shall be common lots maintained by the developer or homeowners association.
14. All lots shall have a minimum area of 4,500 square feet.
15. The proposed site plan will require all streets inside the subdivision to comply with the curvilinear street requirement, interior streets shall be redesigned to conform with this requirement.

The item was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending denial of this item.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> 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 DENY ZN-46-02 per staff's recommendations.

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

**The item was DENIED.**

**The next item heard was Item #27 and #28 as they are related to this Item #23 ZN-46-02.**

**24) T-925 (6798) AMERICAN PREMIER**

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

**Recommendation:**

The Development Services Department recommends that T-925 be approved subject to the following conditions:

16. Standard conditions: 1, 2, 5, 11, 17, 18, 26, 27, 28, 29, 31 and 32.
17. The applicant has a pending rezoning application (ZN-48-02) to the PUD Planned Unit Development District. The applicant shall obtain permanent zoning to the PUD Planned Unit Development District, otherwise, the tentative map shall be null and void.

18. If approved, the applicant shall comply with all conditions of development for the PUD Planned Unit Development District (ZN-48-02).
19. All internal and external streetscape areas that are used to help satisfy the open space provisions shall be in compliance with the PUD requirements, including but not limited to the minimum landscaping width requirements, landscaping on both sides of internal streets, separating the sidewalk from the rights-of-way, providing the required landscaping materials and dedicating landscaped areas as a common lot.
20. Development shall be in compliance with the Single Family Design Guidelines, including but not limited to the traffic circle located near the main entrance being landscaped appropriately and that 10 feet of landscaping (which may include the sidewalk) shall be provided next to the corner side of all interior lots.
21. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
22. A minimum of two means of paved access are required from existing streets to this site.
23. The fire access lanes shall be designed in accordance with Fire Code requirements.
24. The following right-of-way dedications are required:
  - a. Fifty feet (50.00') for Centennial Parkway.
  - b. Thirty feet (30.00') for Rome Boulevard.
25. The landscape area along Centennial Parkway shall be increased as needed to accommodate the Nevada Power transmission line easement.
26. Five copies of a revised tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

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

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> 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** T-925 per staff's recommendations.

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

**The item was APPROVED**

**Items #25 AMP-40-02 and #26 ZN-70-02 are related.**

**25) 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 Chris Melendrez, Planner, on behalf of staff who indicated staff is

recommending denial of this item.

Scott Propkochuk, 500 Pilot Road, Suite G, Las Vegas, Nevada 89119 appeared on behalf of the applicant.

Ed Taney, of Taney Engineering, 4445 S. Jones Boulevard, Suite 1, Las Vegas, Nevada 89103 appeared on behalf of the applicant.

Tony Taylor, of the City of North Las Vegas Parks Department appeared on behalf of the City.

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-40-02.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #25 AMP-40-02 and #26 ZN-70-02 are related.**

**26) 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.

This application was continued from the Planning Commission meeting of June 12, 2002.

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

If, however, the Planning Commission determines from the evidence presented that a favorable recommendation is warranted, then the following conditions are recommended:

1. That Standard Conditions 1, 2, 3, 5, 6, 7, 9, 11, 15, 16, 17, 18, 19, 24, 26, 27, 28, 29, 31 and 32 apply; and

2. That entrance streets must be a minimum of sixty feet (60.0') in width. Revise the entrance street off Donna to meet this requirement; and
3. Include a tangent between the curves to reduce the severity of the curves on curvilinear streets; and
4. The Centennial Parkway Channel East, Revere Street to the Upper Las Vegas Wash project is under design. No approval of the alignment and width shown on the site plan is implied. An easement, width to be determined, must be dedicated for the channel; and
5. The following right of way must be dedicated:
  - a. Thirty feet (30.00') for Rome Boulevard and Donna Street
  2. Fifty feet (50.00') for Centennial Parkway
  3. Forty feet (40.0') for Bruce Street
  4. Bus turn out on Centennial Parkway west of Bruce Street
  5. Additional right of way for the flared intersection at Bruce Street and Centennial Parkway per Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.
6. Remove the section thickness from the typical sections. The off-site pavement sections shown on the plans must be designed in accordance with Standard Specifications Section 401 using the AASHTO model. The new sections must be based on the estimated traffic counts.
7. That all open space acreage, amenities and requirements shall be provided in accordance with Section 17.20.160 of the Zoning Ordinance; and
8. Each residential unit shall be provided with fire sprinklers for fire suppression, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map; and
9. That the preliminary development plan be revised to identify minimum lot sizes of 4,500 square feet with minimum lot widths of 45 feet; and
10. That the preliminary development plan be revised to identify an ADA-compliant pedestrian access way in-lieu of lot #149. The access way shall be owned by the homeowners' association, provided with adequate lighting, decorative walls and identified as part of the usable open space; and
11. That the development comply with the Single Family Design Guidelines; and
12. That the following setbacks apply:
  1. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
  2. Interior side: Five (5) feet.
  3. Corner side: Ten (10) feet.
  4. Rear yard: Fifteen (15); and
13. That a final development plan be submitted for review and approval by the Planning Commission prior to the issuance of any residential construction permits. The final development plan shall identify colors, materials and elevations for the dwellings, as well as all amenities and design elements pertaining to the parks, recreation areas and open space; and
14. That a minimum one-third of the required park area be constructed prior to the issuance of the 50<sup>th</sup> building permit; and
15. That all of the required park areas be constructed prior to the issuance of the 100<sup>th</sup> building permit; and

16. That the five-foot (5.00') sidewalk along Centennial Parkway be separated from the back-of-curb by a minimum five feet (5.00') of landscaping; and
17. That the perimeter walls be owned and maintained by the homeowners' association; and
18. That corner side yard landscaping be maintained by the homeowners' association; and
19. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
20. That CC&R's be reviewed and approved by the Development Services Department prior to recording any final map; and
21. That perimeter landscaping of the exterior street perimeter be designated as "Common Elements" and that interior perimeter landscaping commonly described as corner side yard landscaping be addressed as allowed for in the North Las Vegas Municipal Code Section 17.24.210(E); and
22. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development; and
23. That lot numbers, sizes (in square feet), and dimensions be provided on the revised preliminary development plan; and
24. That open space calculations, including dimensions and square feet, be provided for each individual area on the revised preliminary development plan; and
25. That the development of this site be in compliance with all Codes and Ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mentioned herein, the more restrictive shall apply; and
26. That eight (8) copies of the revised preliminary development plan, incorporating all conditions mentioned herein, be submitted to the Development Services Department prior to the issuance of any construction permits; and
27. That all conditions mentioned herein be satisfied prior to recording any final map.

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

Scott Propkochuk, 500 Pilot Road, Suite G, Las Vegas, Nevada 89119 appeared on behalf of the applicant.

Ed Taney, of Taney Engineering, 4445 S. Jones Boulevard, Suite 1, Las Vegas, Nevada 89103 appeared on behalf of the applicant.

Tony Taylor, of the City of North Las Vegas Parks Department appeared on behalf of the City.

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 ZN-70-02 per staff's recommendations subject to the following change:

**Delete Condition #2.**

**Condition #14 Changed to Read:** “That a minimum 50% of the required park area be constructed prior to the issuance of the 100<sup>th</sup> building permit.”

**Condition #15 Changed to Read:** “All the required park area be constructed prior to the issuance of the 150<sup>th</sup> building permit.”

**Condition #18 Changed to Read:** “That the developer shall install the side-yard landscaping on corner lots, but the home owner, not the homeowners association will maintain those.”

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

**The item was APPROVED.**

**Items #23 ZN-46-02, #27 AMP-41-02 and #28 ZN-72-02 are related.**

**27) 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.

The item was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending denial of this item.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> 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 Marilyn Kirkpatrick SECONDED to APPROVE AMP-41-02.

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

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

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

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to **SEND THIS ITEM FORWARD WITH A "NO-ACTION"** vote.

**The item goes forward to CITY COUNCIL with NO ACTION taken by the Planning Commission.**

**Items #23 ZN-46-02, #27 AMP-41-02 and #28 ZN-72-02 are related.**

**28) 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.

This application was continued from the June 12, 2002, Planning Commission meeting.

If, however, the Planning Commission determines that approval of ZN-72-02 is warranted at this time, then the Development Services Department recommends the following conditions of approval:

1. Standard conditions 1, 2, 5, 6, 26, 27, 28, 29, 31 and 32.
28. The development shall comply with the Multi-Family Development Design Standards, including, but not limited to the following:
  1. Twenty-five feet of perimeter landscaping, which may include a sidewalk, shall be provided along Walnut Road.
  2. A minimum of one covered parking space shall be provided for each dwelling unit.

29. A final development plan shall be required for Planning Commission review and approval. The final development plan shall provide details and dimensions of all open space / park areas and shall demonstrate an extraordinary level of on-site amenities.
30. That the development of this site shall be in compliance with all Codes and Ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mention herein, the more restrictive shall apply.
31. The street labeled "Ann Road Realigned" is Walnut Street and is delineated on the CNLV Master Plan of Streets and Highways as a 100' alignment. Correct the site plan to show the proper width and street name. Dedication of the right-of-way is required.
32. Additional right-of-way dedication is required for the flared intersection at Centennial Parkway and Walnut Road per Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.
33. Right-of-way dedication for a bus turn out is required on Centennial Parkway east of Walnut Road.
34. A parcel map is required to subdivide the property.
35. The landscape area along Centennial Parkway shall encompass the entire Nevada Power transmission line easement.
36. All residential units shall be provided with fire sprinklers, with alarms transmitted off site to a central station.
37. Fire apparatus access lanes shall be designed and installed in accordance with Fire Code requirements.

The item was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending denial of this item.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> 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 DENY ZN-72-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was DENIED.**

**The next item heard was Item #20, which had been placed on hold earlier in this Planning Commission meeting to allow Jim Lewis, Deputy City Attorney, to speak with that applicant.**

**Items #29 ZN-53-02, #30 ZN-54-02 and #31 ZN-55-02 are related.**

**29) 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.

This application was continued from the Planning Commission meetings of April 24<sup>th</sup>, May 22<sup>nd</sup> and June 12, 2002.

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

If, however, the Planning Commission determines from the evidence presented that a favorable recommendation is warranted, then the following conditions are recommended:

1. That Standard Conditions 1, 2, 3, 5, 6, 7, 9, 11, 15, 16, 17, 18, 19, 24, 26, 27, 28, 29, 31 and 32 apply; and
2. Applicant shall dedicate right of way as follows:
  1. Thirty feet (30.00') for Azure Avenue
  2. Forty feet (40.00') for Statz Street.

3. Fifty feet (50.00') for Centennial Parkway
  4. Additional right of way for the flared intersection at Centennial Parkway and Statz Street per Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.
  5. Bus turn out on Statz Street south of Centennial Parkway.
3. The landscape area along Centennial Parkway shall be increased as needed to accommodate the Nevada Power transmission line easement.
  4. The stub street design on the single family portion of the project requires the streets to be privately maintained. If the applicant chooses to have publicly maintained streets, the stub streets must be revised to include a cul-de-sac with a minimum twenty-four foot (24.0') back of curb radius.
  5. The entrance on Statz Street shall have an electric gate that is installed and maintained by the property owner and/or homeowner's association.
  6. That all open space acreage, amenities and requirements shall be provided in accordance with Section 17.20.160 of the Zoning Ordinance; and
  7. That each residential unit in the multi-family portion of the development shall be provided with fire sprinklers with alarms transmitted off-site to a central station; and
  8. That each residential unit in the detached portion of the development shall be provided with fire sprinklers for fire suppression, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map; and
  9. That a minimum two means of access shall be provided for every group of 25 or more residential units; and
  10. That Fire access lanes shall be provided to all buildings in accordance with the requirements of the Fire Code; and
  11. That the preliminary development plan be revised to identify minimum lot sizes of 4,500 square feet with minimum lot widths of 45 feet; and
  12. That the preliminary development plan be revised to identify a minimum two ADA-compliant pedestrian access ways onto Statz Street and a minimum two ADA-compliant access ways onto Azure Avenue; and
  13. That the development comply with the Single Family Design Guidelines; and
  14. That the multi-family element of this proposal be removed and replaced with single-family attached (i.e., duplex, townhome) or detached dwelling units in compliance with the R-2 zoning requirements; and
  15. That the following setbacks apply:
    1. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
    2. Interior side: Five (5) feet.
    3. Corner side: Ten (10) feet.
    4. Rear yard: Fifteen (15); and
  16. That a final development plan be submitted for review and approval by the Planning Commission prior to the issuance of any residential construction permits. The final development plan shall identify colors, materials and elevations for the dwellings, as well as all amenities and design elements pertaining to the parks, recreation areas and open space; and

17. That a minimum one-third of the required park area be constructed prior to the issuance of the 30<sup>th</sup> building permit; and
18. That all of the required park areas be constructed prior to the issuance of the 60<sup>th</sup> building permit; and
19. That the five-foot (5.00') sidewalk along Centennial Parkway be separated from the back-of-curb by a minimum five feet (5.00') of landscaping; and
20. That the perimeter walls be owned and maintained by the homeowners' association; and
21. That corner side yard landscaping be maintained by the homeowners' association; and
22. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
23. That CC&R's be reviewed and approved by the Development Services Department prior to recording any final map; and
24. That perimeter landscaping of the exterior street perimeter be designated as "Common Elements" and that interior perimeter landscaping commonly described as corner side yard landscaping be addressed as allowed for in the North Las Vegas Municipal Code Section 17.24.210(E); and
25. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development; and
26. That lot numbers, sizes (in square feet), and dimensions be provided on the revised preliminary development plan; and
  
27. That open space calculations, including dimensions and square feet, be provided for each individual area on the revised preliminary development plan; and
28. That the development of this site be in compliance with all Codes and Ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mentioned herein, the more restrictive shall apply; and
29. That eight (8) copies of the revised preliminary development plan, incorporating all conditions mentioned herein, be submitted to the Development Services Department prior to the issuance of any construction permits; and
30. That all conditions mentioned herein be satisfied prior to recording any final map.

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

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> 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 Marilyn Kirkpatrick SECONDED to APPROVE ZN-53-02 per staff's recommendations subject to the following change:

**Delete Condition #11.**

**Condition #14 Changed to Read:** “That the multi-family element of this proposal **will not exceed a FOURPLEX configuration.**”

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

**The item was APPROVED.**

**Items #29 ZN-53-02, #30 ZN-54-02 and #31 ZN-55-02 are related.**

**30) 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.

This application was continued from the Planning Commission meetings of April 24<sup>th</sup>, May 22<sup>nd</sup> and June 12, 2002.

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

If, however, the Planning Commission determines from the evidence presented that a favorable recommendation is warranted, then the following conditions are recommended:

1. That Standard Conditions 1, 2, 3, 5, 6, 7, 9, 11, 15, 16, 17, 18, 19, 24, 26, 27, 28, 29, 31 and 32 apply; and
2. That the tentative map for this site shall conform to any approved amendment to the Master Plan of Streets and Highways, specifically the re-alignment of Tropical Parkway and Ann Road; and
3. The stub street design on the project requires the streets to be privately maintained. If the applicant chooses to have publicly maintained streets, the stub streets must be revised to include a cul-de-sac with a minimum twenty-four-foot (24.0') back-of-curb radius; and

4. Applicant shall dedicate right of way as follows:
  - A. An additional ten feet (10.00') of right-of-way must be dedicated for Tropical Parkway.
  - B. Flared intersection at Tropical Parkway and Statz Street per Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.
  - C. Bus turn out on Tropical Parkway west of Statz Street.
5. The site plan must be revised so that the entrance street off McCarran Street has a minimum width of fifty feet (50.00') measured from back-of-curb to back-of-curb; and
6. The landscape area along Tropical Parkway shall be increased as needed to accommodate the Nevada Power transmission line easement; and
7. That all open space acreage, amenities and requirements shall be provided in accordance with Section 17.20.160 of the Zoning Ordinance. Entrance landscaping shall not be counted toward the open space requirements; and
8. That each residential unit shall be provided with fire sprinklers for fire suppression, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map; and
9. That a minimum two means of access shall be provided for every group of 25 or more residential units; and
10. That the preliminary development plan be revised to identify minimum lot sizes of 4,500 square feet with minimum lot widths of 45 feet; and
11. That the preliminary development plan be revised to identify a minimum two additional ADA-compliant pedestrian access ways onto Statz Street, Azure Avenue, McCarran Street and Tropical Parkway; and
12. That the development comply with the Single Family Design Guidelines; and
13. That the following setbacks apply:
  - A. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
  - B. Interior side: Five (5) feet.
  - C. Corner side: Ten (10) feet.
  - D. Rear yard: Fifteen (15); and
14. That a final development plan be submitted for review and approval by the Planning Commission prior to the issuance of any residential construction permits. The final development plan shall identify colors, materials and elevations for the dwellings, as well as all amenities and design elements pertaining to the parks, recreation areas and open space; and
15. That a minimum one-third of the required park area be constructed prior to the issuance of the 30<sup>th</sup> building permit; and
16. That all of the required park areas be constructed prior to the issuance of the 60<sup>th</sup> building permit; and
17. That the five-foot (5.00') sidewalk along Tropical Parkway be separated from the back-of-curb by a minimum five feet (5.00') of landscaping; and
18. That the perimeter walls be owned and maintained by the homeowners' association; and
19. That corner side yard landscaping be maintained by the homeowners' association; and
20. That the developer disclose to prospective home buyers that corner side yard landscape areas are

reserved exclusively for landscaping; and

21. That CC&R's be reviewed and approved by the Development Services Department prior to recording any final map; and
22. That perimeter landscaping of the exterior street perimeter be designated as "Common Elements" and that interior perimeter landscaping commonly described as corner side yard landscaping be addressed as allowed for in the North Las Vegas Municipal Code Section 17.24.210(E); and
23. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development; and
24. That lot numbers, sizes (in square feet), and dimensions be provided on the revised preliminary development plan; and
25. That open space calculations, including dimensions and square feet, be provided for each individual area on the revised preliminary development plan; and
26. That the development of this site be in compliance with all Codes and Ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mentioned herein, the more restrictive shall apply; and
27. That eight (8) copies of the revised preliminary development plan, incorporating all conditions mentioned herein, be submitted to the Development Services Department prior to the issuance of any construction permits; and
28. That all conditions mentioned herein be satisfied prior to recording any final map.

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

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> 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 Marilyn Kirkpatrick SECONDED to APPROVE ZN-54-02.

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

**The item was APPROVED.**

**Items #29 ZN-53-02, #30 ZN-54-02 and #31 ZN-55-02 are related.**

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

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

This application was continued from the Planning Commission meetings of April 24<sup>th</sup>, May 22<sup>nd</sup> and June 12, 2002.

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

If, however, the Planning Commission determines from the evidence presented that a favorable recommendation is warranted, then the following conditions are recommended:

1. That Standard Conditions 1, 2, 3, 5, 6, 7, 9, 11, 15, 16, 17, 18, 19, 24, 26, 27, 28, 29, 31 and 32 apply; and
2. The stub street design on the project requires the streets to be privately maintained. If the applicant chooses to have publicly maintained streets, the stub streets must be revised to include a cul-de-sac with a minimum twenty-four-foot (24.0') back-of-curb radius; and
3. The site plan shall be revised so that the entrance street has a minimum width of fifty feet (50.00') measured from back-of-curb to back-of-curb; and
4. The landscape area along Azure Avenue shall be increased as needed to accommodate the Nevada

- Power transmission line easement; and
5. The emergency access on Azure Avenue shall have an electric gate that is installed and maintained by the homeowners' association; and
  6. That all open space acreage, amenities and requirements shall be provided in accordance with Section 17.20.160 of the Zoning Ordinance. Entrance landscaping shall not be counted toward the open space requirements; and
  7. That each residential unit shall be provided with fire sprinklers for fire suppression, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map; and
  8. That a minimum two means of access shall be provided for every group of 25 or more residential units; and
  9. That the preliminary development plan be revised to identify minimum lot sizes of 4,500 square feet with minimum lot widths of 45 feet; and
  10. That the preliminary development plan be revised to identify one ADA-compliant pedestrian access way onto Azure Avenue; and
  11. That the development comply with the Single Family Design Guidelines; and
  
  12. That the following setbacks apply:
    1. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
    2. Interior side: Five (5) feet.
    3. Corner side: Ten (10) feet.
    4. Rear yard: Fifteen (15); and
  13. That a final development plan be submitted for review and approval by the Planning Commission prior to the issuance of any residential construction permits. The final development plan shall identify colors, materials and elevations for the dwellings, as well as all amenities and design elements pertaining to the parks, recreation areas and open space; and
  14. That a minimum one-third of the required park area be constructed prior to the issuance of the 20<sup>th</sup> building permit; and
  15. That all of the required park areas be constructed prior to the issuance of the 40<sup>th</sup> building permit; and
  16. That the perimeter walls be owned and maintained by the homeowners' association; and
  17. That corner side yard landscaping be maintained by the homeowners' association; and
  18. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
  19. That CC&R's be reviewed and approved by the Development Services Department prior to recording any final map; and
  20. That perimeter landscaping of the exterior street perimeter be designated as "Common Elements" and that interior perimeter landscaping commonly described as corner side yard landscaping be addressed as allowed for in the North Las Vegas Municipal Code Section 17.24.210(E); and

21. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development; and
22. That lot numbers, sizes (in square feet), and dimensions be provided on the revised preliminary development plan; and
23. That open space calculations, including dimensions and square feet, be provided for each individual area on the revised preliminary development plan; and
24. That the development of this site be in compliance with all Codes and Ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mentioned herein, the more restrictive shall apply; and
25. That eight (8) copies of the revised preliminary development plan, incorporating all conditions mentioned herein, be submitted to the Development Services Department prior to the issuance of any construction permits; and
26. That all conditions mentioned herein be satisfied prior to recording any final map.

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

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> 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 ZN-55-02 .

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

**The item was APPROVED.**

**Items #32 AMP-37-02, #33 ZN-59-02 and #34 T-922 are related.**

**32) 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.

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

Bill Curran, of Curran & Parry, 300 S. 4<sup>th</sup> Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant.

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

- ▶ Celia Ranson, 15 E. Lone Mountain Road, North Las Vegas, Nevada 89031

Ms. Ranson stated she opposes this item as she feels it would not benefit the community.

Chairman Stone closed the Public Hearing.

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

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

**The item was APPROVED.**

**Items #32 AMP-37-02, #33 ZN-59-02 and #34 T-922 are related.**

**33) 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.

This application was continued from the June 12, 2002, Planning Commission meeting at the request of the applicant.

The applicant has submitted a revised site plan that would consist of 81 lots at a density of 5.6 dwelling unit per acre. The proposed lots would range from 4,533 to 6,356 square feet in size with an average lots size of 5,070 square feet. In addition, the revised site plan indicates that 65,162 square feet of open space would be provided consisting of two parks, a trail system and an emergency access with grass pavers. The proposed development meets the minimum open space required for this PUD.

The revised site plan indicates access to the development would be provided from Kraft Avenue with an emergency access from Goldfield Street. The interior private streets would be 48 feet wide.

The revised site plan indicates homes would be constructed facing Kraft Avenue and Goldfield Street, therefore, perimeter landscaping would not be required. However, corner side lot landscaping, 10 feet in width (which may include the sidewalk) is required to comply with the Single Family Design Standards.

**DEPARTMENT COMMENTS**

**Public Works:** Please see attached memorandum.

**Fire Department:** Please see attached memorandum.

## RECOMMENDATION:

The Development Services Department recommends that ZN-59-02 be denied because the proposed Comprehensive Plan Amendment (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.

If, however, the Planning Commission determines that approval of ZN-59-02 is warranted at this time, then the Development Services Department recommends the following conditions of approval:

1. Standards conditions 1, 2, 5, 26, 27, 28, 29, 31 and 32.
2. The development shall comply with the single family design standards, including, but not limited to the following:
  1. Ten feet of landscaping, which may include the sidewalk, shall be provided adjacent to the corner side of all corner lots within the development.
  2. That all landscaping within the development shall be shown as a common area and maintenance shall be the responsibility of the homeowners' association.
3. A final development plan shall be required for Planning Commission review and approval. The final development plan shall provide details of all open space / park areas. Prior to submittal of the final development plan, the applicant must schedule a meeting with the Parks and Recreation Director or designee to determine what amenities will be required in the private park areas.
4. That the development of this site shall be in compliance with all Codes and Ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mention herein, the more restrictive shall apply.
5. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development.
6. That the emergency vehicle access provided off Goldfield Street shall be pedestrian accessible.
7. Remove Section thickness from the typical section. The pavement section shown on the civil plans will be designed in accordance with in accordance with Standard Specifications Section 401 using the AASHTO model. The new sections must be based on the estimated traffic counts.
8. Revise the site plan to show Commerce Street off-site improvements adjacent to Lots 47, 48 and 49.
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.

Bill Curran, of Curran & Parry, 300 S. 4<sup>th</sup> Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant.

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

- ▶ Celia Ranson, 15 E. Lone Mountain Road, North Las Vegas, Nevada 89031

Ms. Ranson stated she opposes this item as she feels it would not benefit the community.

Chairman Stone closed the Public Hearing.

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to APPROVE ZN-59-02 per staff's recommendations subject to the following change:

**Condition #8 Changed to Read:** “Revise the site plan to show off-site improvements adjacent to **Commerce Street.**”

**Condition #10 Added to Read:** “**That the street widths will be compliant with the 48-foot street section as shown in the standard drawings.**”

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

**The item was APPROVED.**

**Items #32 AMP-37-02, #33 ZN-59-02 and #34 T-922 are related.**

**34) 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.

This application was continued from the June 12, 2002, Planning Commission meeting at the request of the applicant.

If, however, the Planning Commission determines that approval of T-922 is warranted at this time, then the Development Services Department recommends the following conditions of approval:

1. Standard conditions 1, 2, 5, 11, 15, 17, 19, 24, 26, 27, 28, 29, 31 and 32.
2. This tentative map (T-922) shall become null and void if City Council approval is not granted for AMP-37-02 and ZN-59-02.
3. The development shall comply with all conditions of approval for ZN-59-02.
4. For public transportation purposes, the developer shall provide 12 feet of dedication along the edge of the drainage easement from Commerce Street to the east property boundary of Lot 54, which is shown on the tentative map dated 5/21/02. The dedication shall decrease to 25 feet from Lot 54 to Goldfield Street. The applicant shall not be required to improve this dedicated land but shall place a decorative perimeter wall within the rear lot lines of the development.
5. Access to the dedicated trail system shall be provided by a separate pedestrian gate from the development.
6. The tentative map shall demonstrate compliance with the open space provisions, which shall include any portion of the trail system.
7. 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 Mary Aldava, Planner, on behalf of staff who indicated that since none of

the other City departments had any challenge with this item, the Development Services Staff is recommending approval of this item.

Bill Curran, of Curran & Parry, 300 S. 4<sup>th</sup> Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant who stated he would be in agreement to a continuance of this item to address staff's concerns.

Commissioner Anita Wood stated there are changes that need to be done to the tentative map to meet the 48-foot street requirement.

Mr. Curran agreed with Commissioner Wood and agreed to a two (2) week continuance.

Commissioner Anita Wood MOVED and Commissioner Joy Diaz SECONDED to CONTINUE T-922 to the 7/10/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 7/10/02.**

**Items #35 ZN-61-02 and #36 T-923 are related.**

**35) 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 meetings of May 8<sup>th</sup> and June 12, 2002.

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

If, however, the Planning Commission determines from the evidence presented that a favorable recommendation is warranted, then the following conditions are recommended:

1. That Standard Conditions 1, 2, 3, 5, 6, 7, 9, 11, 15, 16, 17, 18, 19, 24, 26, 27, 28, 29, 31 and 32 apply; and
2. Clark County Regional Flood Control District (CCRFCD) concurrence of the drainage study is required; and
3. Street design must conform to *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements*. Revise the street sections and widths to conform to standard drawings; and
4. Revise the site plan to remove the stub streets and include the recently adopted cul-de-sac standard. Contact the Department of Public Works for a copy of the drawing; and
5. The drainage easement must be revised to a public pedestrian access / drainage / utility easement that conforms to North Las Vegas Municipal Code 17.24.210.D.4(a). If landscaped appropriately, provided with sufficient amenities and owned by the homeowners' association, this area could be counted toward fulfilling the open space requirements; and
6. A parcel map is required to create parcels of different land uses; and
7. That the following right-of-way dedications are required:
  1. Forty feet (40.00') for Commerce Street
  2. Fifty-four-foot (54.00') radius at Ann Road and Commerce Street.
  3. Flared intersection at Ann Road and Commerce Street.
  4. Bus turn-out on Commerce Street south of Ann Road; and

8. Fiber optic conduit is required in Ann Road and Commerce Street; and
9. Entrances on Ann Road and Commerce Street are limited to right-in and right-out only. Median openings are permitted only at 660-foot intervals; and
10. The emergency access gate will be for emergency vehicles only. No private vehicles will be allowed; and
11. Each residential unit shall be provided with fire sprinklers for fire suppression, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map; and
12. Fire access lane widths shall be maintained in accordance with the Fire Code; and
13. That the preliminary development plan be revised to include a minimum 2.36 acres (102,802 square feet) of usable open space in accordance with Section 17.20.160.12 of the Municipal Code; and
14. That noise attenuation measures be incorporated into the design and construction of each dwelling to reduce exterior-to-interior noise levels by 25 dB; and
15. That the preliminary development plan be revised to identify minimum lot sizes of 4,500 square feet with minimum lot widths of 45 feet; and
16. That the maximum number of dwelling units permitted within this PUD be 143; and
17. That prospective home owners shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm. The notice shall also state that R.C. Farms, in part, is protected by State Statutes as an agricultural use; and
18. That the preliminary development plan be revised to provide an acceptable form of traffic calming (e.g., traffic circles, curvilinear streets, etc.) for every street section exceeding 500 linear feet. The method chosen by the applicant shall meet the minimum standards adopted by the City for each street section; and
19. That the preliminary development plan be revised to identify ADA-compliant pedestrian access ways between lots 76 and 77, and between lots 91 and 92. The access ways shall be owned by the homeowners' association, provided with adequate lighting, decorative walls and shall be a minimum fifteen feet in width. Without additional amenities, these areas shall not be counted toward the open space requirements; and
20. That the development comply with the Single Family Design Guidelines; and
21. That the following setbacks apply:
  1. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
  2. Interior side: Five (5) feet.
  3. Corner side: Ten (10) feet.
  4. Rear yard: Fifteen (15); and
22. That a final development plan be submitted for review and approval by the Planning Commission prior to the issuance of any residential construction permits. The final development plan shall identify colors, materials and elevations for the dwellings, as well as all amenities and design elements pertaining to the parks, recreation areas and open space; and
23. That a minimum one acre of park area be constructed prior to the issuance of the 48<sup>th</sup> building permit; and
24. That all of the required park areas be constructed prior to the issuance of the 96<sup>th</sup> building permit; and

25. That the five-foot (5.00') sidewalk along Ann Road be separated from the back-of-curb by a minimum five feet (5.00') of landscaping; and
26. That the perimeter walls be owned and maintained by the homeowners' association; and
27. That corner side yard landscaping be maintained by the homeowners' association; and
28. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
29. That CC&R's be reviewed and approved by the Development Services Department prior to recording any final map; and
30. That perimeter landscaping of the exterior street perimeter be designated as "Common Elements" and that interior perimeter landscaping commonly described as corner side yard landscaping be addressed as allowed for in the North Las Vegas Municipal Code Section 17.24.210(E); and
31. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development; and
32. That lot numbers, sizes (in square feet), and dimensions be provided on the revised preliminary development plan; and
33. That open space calculations, including dimensions and square feet, be provided for each individual area on the revised preliminary development plan; and
34. That the development of this site be in compliance with all Codes and Ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mentioned herein, the more restrictive shall apply; and
35. That eight (8) copies of the revised preliminary development plan, incorporating all conditions mentioned herein, be submitted to the Development Services Department prior to the issuance of any construction permits; and
36. That all conditions mentioned herein be satisfied prior to recording any final map.

The application was presented by Chris Melendrez, Planner, on behalf of staff who indicated this item was continued from the May 8, 2002 and June 12, 2002 Planning Commission meetings where staff recommended denial of this item and that recommendation remains, however if the Planning Commission determines from the evidence presented that approval is warranted, staff recommends the 36 listed conditions.

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> 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 ZN-61-02 per staff's recommendations subject to the following changes:

**Condition #3 Changed to Read:** "Street design must conform to *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements*. Revise the street sections and widths to conform to standard drawings; **or as approved by the City's Traffic Engineer.**"

**Condition #4 Changed to Read:** "Revise the site plan to remove the stub streets and include the recently adopted cul-de-sac standard. Contact the Department of Public Works for a copy of the drawing; **or as approved by the City's Traffic Engineer.**"

**Delete Condition #9.**

**Condition #16 Changed to Read:** “That the maximum number of dwelling units permitted within this PUD be **144**; and

**Condition #19 Changed to Read:** “**that the pedestrian access will be between Lot 60 & 61 on Commerce Street.**”

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

**The item was APPROVED.**

**Items #35 ZN-61-02 and #36 T-923 are related.**

**36) 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 meetings of May 8<sup>th</sup> and June 12, 2002.

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

If, however, the Planning Commission determines from the evidence presented that a favorable recommendation is warranted, then the following conditions are recommended:

1. The applicant has a pending rezoning application (ZN-61-02) to the PUD Planned Unit Development District. The applicant shall obtain permanent zoning to the PUD Planned Unit Development District, otherwise, the tentative map shall be null and void; and
2. That five (5) copies of the revised tentative map be submitted to the Department of Public Works prior to recording any final maps. The revised tentative map shall be in compliance with all conditions of the PUD Planned Unit Development District (ZN-61-02); and
3. The applicant shall comply with all conditions of the PUD Planned Unit Development District (ZN-61-02) for the development of this site.

The application was presented by Chris Melendrez, Planner, on behalf of staff who indicated that the Development Services Department had originally recommended denial of this item, however based on the action on the previous, companion item (#35 ZN-61-02) staff is has no objections to this item subject to three (3) conditions of approval.

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> 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 T-923 per staff’s recommendations.

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

**The item was APPROVED.**

**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:** 11:55 PM

A motion to ADJOURN the June 26, 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.

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Nelson Stone, Chairman

**ATTEST:**

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Ted Karant, Recording Secretary