

# MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Dean Leavitt, Chairman  
Nelson Stone  
Joy Diaz  
Jay Aston

2200 Civic Center Drive  
North Las Vegas, NV 89030  
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Anita Wood, Vice-Chairman  
Marilyn Kirkpatrick  
Jo Cato

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[www.cityofnorthlasvegas.com](http://www.cityofnorthlasvegas.com)

## **September 11, 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  
Jo Cato - Present  
Nelson Stone - Present  
Jay Aston - Present  
Marilyn Kirkpatrick - Present  
Joy Diaz, Present

### **STAFF PRESENT:**

Steve Baxter, Acting Director, Development Services  
Marc Jordan, Principal Planner  
Chris Melendrez, Planner  
Lenny Badger, Public Works  
Clete Kus, Transportation Services  
Steven DiGiovanni, Fire Department  
Jim Lewis, Deputy City Attorney  
Ted Karant, Recording Secretary

### **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.

### **PLEDGE OF ALLEGIANCE**

Commissioner Nelson Stone

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

## **MINUTES**

Approval of the MINUTES for the Planning Commission meeting of August 28, 2002.

Commissioner Nelson Stone MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE the minutes of the August 28, 2002 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

## **CONSENT AGENDA**

### **A) PW-97-02 (8062) GOLF ADVICE**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Western Insurance Company to release the Performance Bond in the amount of \$125,082.76.

### **B) PW-98-02 (8063) SUNFLOWER, UNIT 3**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Commercial Federal Bank to release the Letter of Credit in the amount of \$147,908.21.

### **C) PW-99-02 (8064) ASPEN HILLS 2, PHASE 1**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify American Home Assurance Company to release the Subdivision Bond in the amount of \$934,496.09.

### **D) PW-100-02 (8065) ASPEN HILLS 2, PHASE 2**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify American Assurance Company to release the Subdivision Bond in the amount of \$649,533.50.

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE Consent Agenda Items A through D.

The motion carried by UNANIMOUS vote.

## **NEW BUSINESS**

### **1) AMP-55-02 (7859) CENTENNIAL COMMONS (Public Hearing)**

An application submitted by Unlimited Holdings, Inc. on behalf of Sunrise Oaks, the Humphry 1999 Trust, and the Mindy Slavis Family Trust and Sunrise Oaks Limited Partnership, property owners, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Neighborhood Commercial. The property is generally located at the northwest corner of McCarran Street and Centennial Parkway. The Assessor's Parcel Numbers are 124-24-401-003 and 124-24-401-004.

#### **RECOMMENDATION:**

The Development Services Department recommends that AMP-55-02 be denied as the proposed plan amendment does not meet the standards established in the Comprehensive Plan and there is no compelling reason to amend the Comprehensive Plan land use element.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 10/9/02 Planning Commission meeting.

Chairman Dean Leavitt 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 Nelson Stone MOVED and Commissioner Joy Diaz SECONDED to CONTINUE AMP-55-02 to the 10/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 10/9/02.**

**2) ZN-108-02 (7860) CENTENNIAL COMMONS (Public Hearing)**

An application submitted by Unlimited Holdings, Inc. on behalf of Sunrise Oaks, the Humphry 1999 Trust, the Mindy Slavis Family Trust and Sunrise Oaks Limited Partnership, property owners, for reclassification of property from an R-E, Ranch Estates District, to a PUD, Planned Unit Development District, consisting of C-1 Neighborhood Commercial uses. The property is generally located at the northwest corner of McCarran Street and Centennial Parkway. The Assessor's Parcel Numbers are 124-24-401-003 and 124-24-401-004.

**RECOMMENDATION:**

The Development Services Department recommends that ZN-108-02 be denied as the subject site does not comply with the guidelines established in the Comprehensive Plan or Zoning Ordinance for a Commercial Planned Unit Development.

If, however, the Planning Commission feels that commercial development is warranted at this site, the Development Services Department recommends that the subject site be hard-zoned to the C-1, Neighborhood Commercial District.

Otherwise, if the Planning Commission determines that the PUD, Planned Unit Development District, is appropriate at this site, staff recommends the following conditions of approval:

1. Standard Conditions: 3, 5, 7, 9, 11, 15, 26, 27, 29, and 32; and
2. Approval of a traffic study is required prior to submittal of the civil improvement plans; and
3. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
4. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic engineer and must meet the standards set forth in the North Las Vegas Municipal Code 17.24.130 and the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 225. Conformance may require modifications to the site; and
5. A water network analysis must be submitted with the civil improvement plans; and
6. Any known geologic hazards shall be shown on all plans. The presence of such hazards may substantially alter the layout of the project; and
7. The following right-of-way dedications are required:
  - a. Fifty feet (50.00') for Centennial Parkway.
  - b. Thirty feet (30.00') for McCarran Street and Rome Boulevard; and
8. Applicant shall file an administrative consolidation of parcels. The form is available from the Clark County Assessor's office or on the internet at <http://www.co.clark.nv.us/assessor>; and
9. A final development plan must be reviewed and approved by the Planning Commission in its entirety.
10. A building permit must be issued for the major anchor prior to issuance of a building permit for pad developments.
11. Development shall comply with the Commercial Development Standards and Design Guidelines; and
12. That the commercial uses 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; and

13. The maximum height of any building or structure shall not exceed 35 feet.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 10/9/02 Planning Commission meeting.

Chairman Dean Leavitt 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 Nelson Stone MOVED and Commissioner Joy Diaz SECONDED to CONTINUE ZN-108-02 to the 10/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 10/9/02.**

**Items #3 GED-02-02, #4 ZN-105-02, #5 UN-68-02, #6 ZN-106-02, #7 ZN-107-02 and #20 T-949 are related.**

**3) GED-02-02 (7792) NORTH VALLEY CASINO (Public Hearing)**

An application submitted by North Valley Enterprises LLC., property owner, for a petition to establish a Gaming Enterprise District. The property is generally located at the northeast corner of Simmons Street and I-215 Beltway. The Assessor's Parcel Number 124-17-000-004.

**RECOMMENDATION**

If the Planning Commission finds that approval of the gaming enterprise district is warranted, based upon the evidence presented by the petitioner, then the Development Services Department recommends that the petition for a gaming enterprise district be approved and that this item be forwarded to the City Council for final consideration.

**A Court Reporter was present for this item: Jo Ann Scott, of Provancha Shelburne Sherr, 3800 Howard Hughes Parkway, Suite 680, Las Vegas, Nevada 89109.**

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

Jim Lewis, Deputy City Attorney, stated that the Planning Commission is required to find "Clear and Convincing Evidence" as to whether or not the applicant has met the burden of proof required to establish a Gaming Enterprise District.

Bob Gronauer, 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 he concurs with staff's recommendations.

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

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to APPROVE GED-02-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #3 GED-02-02, #4 ZN-105-02, #5 UN-68-02, #6 ZN-106-02, #7 ZN-107-02 and #20 T-949 are related.**

**4) ZN-105-02 (7790) NORTH VALLEY CASINO (Public Hearing)**

An application submitted by North Valley Enterprises LLC, property owner, for reclassification of property from a Master Planned Community District (MPC) to a Planned Unit Development/ Master Planned Community District (PUD/MPC) consisting of a casino and resort hotel. The property is generally located at the northeast corner of Simmons Street and I- 215 Beltway . The Assessor's Parcel Number is 124-17-000-004.

**RECOMMENDATION**

The Development Services Department recommends that ZN-105-02 be approved subject to the following conditions:

1. Standard conditions: 9 and 11.
2. That the uses in this PUD district shall be restricted to the principally permitted, special or accessory uses in the C-2-MPC zoning district.
3. That the setbacks and height restrictions be the same as those for the C-2-MPC zoning district with the following exception:
  - a. That the maximum height of a structure shall be one-hundred fifty (150) feet.
4. That the proposed pylon sign along the Beltway shall not exceed 100 feet in height and shall be located within 500 feet of Simmons Street.
5. That only monument signs, not exceeding 10 feet in height, shall be permitted along Simmons Street and Elkhorn Road.
6. That a special use permit for a casino shall be valid for a period of eight (8) years and that extensions of time may be granted for a periods of not more than two (2) years each.

The application was presented by Chris Melendrez, Planner, on behalf of staff who indicated staff is recommending approval of this item, with the exception of the request for the 150-foot sign and recommends the sign be no more than 100 feet in height. Furthermore staff is recommending the sign be located at or nearer to the corner of Simmons Street and the Beltway, which would allow the sign to be more visible along the Beltway from both sides of the Simmons Street interchange as well as from Simmons Street thus allowing the removal of the proposed Simmons Street pylon sign at 80 feet.

Bob Gronauer, of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

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

Commissioner Joy Diaz **MOVED** and Commissioner Jo Cato **SECONDED** to **APPROVE** ZN-105-02 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

**The item was APPROVED.**

**Items #3 GED-02-02, #4 ZN-105-02, #5 UN-68-02, #6 ZN-106-02, #7 ZN-107-02 and #20 T-949 are related.**

**5) UN-68-02 (7791) NORTH VALLEY CASINO (Public Hearing)**

An application submitted by North Valley Enterprises, LLC, property owner, for a use permit in a MPC Master Planned Community District (proposed to PUD/MPC Planned Unit Development/Master Planned Community District) to allow a casino and resort hotel. The property is generally located at the northeast corner of Simmons Street and I-215 Beltway. The Assessor's Parcel Number is 124-17-000-004.

**RECOMMENDATION**

The Development Services Department recommends that UN-68-02 be approved subject to the following conditions:

1. Standard conditions: 6, 9, 10, 11, and 14.
2. That UN-68-02 shall expire on September 11, 2010.
3. That site plan approval is for the conceptual design only. Specific site and building design will be reviewed with a final development plan, and shall be in conformance with the North Valley Enterprises Development Agreement.
4. That the proposed development shall be in compliance with all the applicable conditions of ZN-105-02.

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

Bob Gronauer, 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 he concurs with staff's recommendations.

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

Vice-Chairman Anita Wood **MOVED** and Commissioner Joy Diaz **SECONDED** to **APPROVE** UN-68-02 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

**The item was APPROVED.**

**Items #3 GED-02-02, #4 ZN-105-02, #5 UN-68-02, #6 ZN-106-02, #7 ZN-107-02 and #20 T-949 are related.**

**6) ZN-106-02 (7845) NORTH VALLEY ADULT UNIT 4 (Public Hearing)**

An application submitted by North Valley Enterprises, L.L.C., property owner, for reclassification of property from a MPC Master Planned Community District to an R-1/MPC Single-Family Residential/Master Planned Community District. The property is generally located approximately 1,500 feet north of Elkhorn Drive and east of Simmons Street. The Assessor's Parcel Number is 124-17-000-004.

**RECOMMENDATION**

The Development Services Department recommends that ZN-106-02 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, 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 he concurs with staff's recommendations.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to APPROVE ZN-106-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #3 GED-02-02, #4 ZN-105-02, #5 UN-68-02, #6 ZN-106-02, #7 ZN-107-02 and #20 T-949 are related.**

**7) ZN-107-02 (7846) NORTH VALLEY ADULT UNIT 3 (Public Hearing)**

An application submitted by North Valley Enterprises, LLC, property owner, for reclassification of property from a MPC Master Planned Community District to an R-1/MPC Single-Family Residential/Master Planned Community District. The property is generally located at the southeast corner of Simmons Street and Grand Teton Drive. The Assessor's Parcel Number is 124-17-000-004.

**RECOMMENDATION**

The Development Services Department recommends that ZN-107-02 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, 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 he concurs with staff's recommendations.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-107-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Item #20 T-949 was heard next (related item).**

**8) UN-69-02 (7844) NOW CAR SPA (Public Hearing)**

An application submitted by Philip & Pam Konecny on behalf of Temple Properties, LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a self-service/drive-through automobile washing establishment. The property is generally located at the southeast corner of Lone Mountain Road and Decatur Boulevard. The Assessor's Parcel Number is 139-06-101-001.

**RECOMMENDATION:**

The Development Services Department recommends that UN-69-02 be denied.

If however, the Planning Commission were to determine that approval is warranted, then staff recommends the following conditions:

1. Standard conditions: 4, 8, 10, 11 and 12.
2. The development shall be in compliance with the Commercial Design Standards including, but not limited to the following:
  - a. Twenty (20) feet of landscaping shall be provided next to Decatur Boulevard.
  - b. The required sidewalk shall be separated from the back-of-curb by a minimum five (5) feet of landscaped area.
  - c. A consistent level of detailing (architectural features) shall be provided on the sides and rear elevations similar to those provided for the front.
  - d. Accessory structures shall be designed using the same colors, materials and architectural design as the principal building.
  - e. A six-foot-wide landscaped island shall be provided at the end of every new parking row.
3. Landscaped areas as shown on the site plan shall be provided next to the south and east property lines. In addition, 36-inch box evergreen trees shall be planted at 20-foot intervals on center.
4. All parking and queuing for the car wash shall be in compliance with ordinance requirements or with an approved parking study as determined by the City of North Las Vegas Traffic Engineer.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 10/9/02 Planning Commission meeting.

Chairman Dean Leavitt 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 Nelson Stone MOVED and Commissioner Joy Diaz SECONDED to CONTINUE UN-69-02 to the 9/25/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 9/25/02.**

**Chairman Dean Leavitt asked the Planning Commission to allow this item to be heard first due to the applicant's representative, Michael Bradshaw, having a death in his immediate family. The Planning Commission did not oppose.**

**9) UN-70-02 (7849) TACO BELL (Public Hearing)**

An application submitted by Highway 15, LLC, on behalf of Tosco Corporation, property owner, for a use permit in a Redevelopment Area/Commercial/Retail Subdistrict (RA/CR) to allow a convenience food restaurant. The property is located at 2409 E. Lake Mead Boulevard. The Assessor's Parcel Number is 139-23-702-007.

**RECOMMENDATION:**

The Development Services Department recommends that UN-70-02 be denied because the proposed development does not comply with Municipal Code requirements.

If, however, the Planning Commission determines that approval of UN-70-02 is warranted at this time, then the Development Services Department recommends the following conditions of approval and that this item be forwarded to the Redevelopment Agency for final consideration:

1. Standard Conditions 6, 7, 8, 10, 11 and 12.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. The development shall comply with the Commercial Development Design Standards, including, but not limited to the following:
  - a. Twenty feet of landscaping, which may include the sidewalk, shall be provided adjacent to Lake Mead Boulevard and Civic Center.
  - b. Sidewalks shall be located at least six feet from the building to provide planting beds for foundation landscaping.
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 the freestanding sign shall not exceed 29 feet in height and shall be subject to Redevelopment and Planning staff review and approval.
6. The applicant must provide recorded copies of the reciprocal parking agreement with the adjacent property owner at the time civil plans are submitted for review, or the submittal of a parking study by a registered engineer, which supports a reduction in the required parking subject to review and approval by the City of North Las Vegas Traffic Engineer.
7. The owner must provide recorded copies of the ingress/egress easement which allows the shared use of the driveway on Civic Center Drive at the time civil plans are submitted for review.
8. That the development shall comply with Section 17.24.020.C.9 regarding drive-through lanes.

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

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

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

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE UN-70-02 per staff's recommendations subject to the following changes:

**Condition #1 Changed to Read:** "Delete Standard Condition #6."

**Condition #2 Changed to Read:** "Approval of a traffic study and parking study is required prior to submittal of the civil improvement plans."

**Condition #3a Changed to Read:** "Ten feet of landscaping, which may include the sidewalk, shall be provided adjacent to Lake Mead Boulevard and Civic Center."

**Condition #3b Changed to Read:** "above ground planter boxes shall be installed subject to staff's approval."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #24 was heard next.

**10) UN-72-02 (7863) BRAKE MASTERS (Public Hearing)**

An application submitted by Brake Masters on behalf of Mohler Investment Co., Inc., property owner, for a use permit in a C-1 Neighborhood Commercial District to allow an automotive service facility. The property is located north of Craig Road and approximately 650 feet east of Decatur Boulevard. The Assessor's Parcel Number is 139-06-215-014.

**RECOMMENDATION:**

The Development Services Department recommends that UN-72-02 be approved subject to the following conditions:

1. Standard condition numbers 6, 8, 10, 11 and 12.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer and must 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. Conformance may require modifications to the site.
4. No signs shall be permitted adjacent to Decatur Boulevard within the easement area for the Gowan Outfall Channel. The easement recorded November 6, 1990 in Book 901106, Instrument. Official records of the Clark County Recorder.
5. The development shall comply with the Commercial Development Design Standards, including, but not limited to the following:
  - a. Sidewalks shall be located at least six feet from the building to provide planting beds for foundation landscaping.
6. 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.
7. The owner must provide recorded copies of the ingress/egress easement which allows the shared use of the driveway on Craig Road at the time civil plans are submitted for review.
8. That all repairs shall be done within the building.
9. That no open flame for welding or service/repairs to fuel systems shall be conducted within the proposed facility.
10. That hours of operation shall be limited to 7 a.m. to 6 p.m., Monday through Saturday.
1. The landscaped area next to Craig Road shall use either a berm, wall or shrubs, in any combination, to provide a minimum of a three foot tall barrier for preventing light and glare from automobile headlights on adjacent public rights-of-way.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item subject to eleven (11) conditions.

Jerry Kessler, 2960 E. Northern Avenue, Suite A-103, Phoenix, Arizona appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to APPROVE UN-72-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**11) UN-73-02 (7865) TOWER ENTERPRISES (Public Hearing)**

An application submitted by Tower Enterprises, property owner, for a use permit in a M -2 General Industrial District to allow the retail commercial use for the sale of carpeting. The property is located at 1841 E. Craig Road. The Assessor's Parcel Number is 139-02-701-001.

**RECOMMENDATION:**

The Development Services Department recommends that UN-73-02 be approved subject to the following conditions:

1. Standard Conditions 10 and 12.
2. The development shall comply with the parking ordinance requirements .
3. Applicant shall submit a traffic study update for review and approval prior to application of a business license.

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

Heather Kelly, 400 S. 4<sup>th</sup>. Street, 3<sup>rd</sup> Floor, Las Vegas, Nevada 89101 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

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

Vice-Chairman Antia Wood MOVED and Commissioner Jo Cato SECONDED to APPROVE UN-73-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**12) UN-74-02 (7869) CCSN TELECOMMUNICATION BLDG. (Public Hearing)**

An application submitted by Swisher & Hall AIA, Ltd. on behalf of the University Board of Regents, property owner, for a use permit in an R-1 Single-Family Residential District to allow a community college telecommunications building. The property is generally located east of Campus Drive and approximately 620 feet north of Cheyenne Avenue. The Assessor's Parcel Numbers are 139-12-701-001 and 139-12-801-001.

**RECOMMENDATION**

The Development Services Department recommends that UN-74-02 be approved subject to the following conditions:

1. That Standard Conditions 4, 6, 8, 10, 11, 12, 22 and 27 apply; and
2. That approval of a traffic study is required prior to submittal of the civil improvement plans; and
3. That the applicant shall dedicate and construct a third lane on the north side of Cheyenne Avenue; and
4. That the applicant shall dedicate right-of-way for the Belmont Channel (Flood Channel "N") to transition from the westerly to easterly alignment at Colton Avenue. Contact Mary Griego, Real Property Agent, at 633-2087 for additional information.

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

**The item was WITHDRAWN.**

**Items #13 VAC-24-02, #14 ZN-109-02 and #15 T-953 are related.**

**13) VAC-24-02 (7868) CARMENA (Public Hearing)**

An application submitted by Centex Homes - Real Homes on behalf of Gary & Carmena N. Okeefe, property owners, to vacate approximately 631 feet of Reiss Lane right-of-way alignment between Donna Street and Bruce Street and approximately 649 feet of Doris Street right-of-way alignments between Reiss Lane and Azure Avenue. The Assessor's Parcel Numbers are 124-26-201-001, 124-26-201-002, 124-26-201-003, 124-26-201-004, 124-26-201-005 and 124-26-201-007.

**RECOMMENDATION:**

The Development Services Department recommends that VAC-24-02 be approved subject to the conditions listed below and that this item be forwarded to City Council for final consideration.

1. The vacation shall record concurrently with the associated plat map.
2. Any utilities found shall be moved at the owners expense.

The application was presented by Marc Jordan, Principal 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 Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Vice-Chairman Anita Wood MOVED and Commissioner Jay Aston SECONDED to APPROVE VAC-24-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #13 VAC-24-02, #14 ZN-109-02 and #15 T-953 are related.**

**14) ZN-109-02 (7870) CARMENA (Public Hearing)**

An application submitted by Centex Homes - Real Homes on behalf of Gary & Carmena N. Okeefe, property owners, for reclassification of property from an R-E Ranch Estates District to an R-2 Two-Family Residential District. The property is generally located at the southeast corner of Donna Street and Azure Avenue. The Assessor's Parcel Numbers are 124-26-201-001, 124-26-201-002, 124-26-201-003, 124-26-201-004, 124-26-202-005 and 124-26-202-007.

**RECOMMENDATION:**

The Development Services Department recommends that ZN-109-02 receive a favorable recommendation and that this item be forwarded to the City Council for permanent to the R-2 Two-Family Residential District by ordinance.

The application was presented by Marc Jordan, Principal 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 Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Joy Diaz **MOVED** and Commissioner Marilyn Kirkpatrick **SECONDED** to **APPROVE** ZN-109-02 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

**The item was APPROVED.**

**Items #13 VAC-24-02, #14 ZN-109-02 and #15 T-953 are related.**

**15) T-953 (7871) CARMENA**

An application submitted by Centex Homes - Real Homes on behalf of Gary & Carmena Okeefe, property owners, for a tentative map review in an R-E Ranch Estates District (proposed R-2 Two-Family Residential District). The property is generally located at southeast corner of Donna Street and Azure Avenue. The Assessor's Parcel Numbers are 124-26-201-001, 124-26-201-002, 124-26-201-003, 124-26-201-004, 124-26-202-005 and 124-26-202-007.

**RECOMMENDATION**

The Development Services Department recommends that T-953 be continued indefinitely, to allow the applicant additional time to meet with the Clark County School District.

If the commission feels that approval is warranted, the following conditions of approval are recommended:

1. Standard conditions: 1, 5, 6, 8, 11, 18, 22, 25, 26, 27, 28, and 31.
1. Approval of a traffic study is required prior to submittal of the civil improvement plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. New street names must be submitted to the City of Las Vegas Central Fire Alarm Office and the U.S. Postal Service for review and approval prior to submittal of the conformed tentative map.
4. The North Las Vegas Traffic Engineer may require minor revisions to the interior streets prior to approval of the civil improvement plans for the project.
5. A water network analysis must be submitted with the civil improvement plans.
6. Any known geologic hazards shall be shown on all plans. The presence of such hazards may substantially alter the layout of the project.
7. VAC-24-02 must be approved prior to approval of T-953. If the vacation is denied, the site layout must be revised to include existing dedicated right of way. If VAC-24-02 is approved, the vacation shall record concurrently with the final map.
8. The following right of way dedications are required:
  1. Thirty feet (30.00') for Azure Avenue.
  2. Forty feet (40.00') for Bruce Street.
9. The private street section and site plan shall be revised to conform to *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 210.
10. The addition shall comply with the Single Family Design Standards including but not limited to: a minimum of 10 feet of side lot landscaping which may include a sidewalk shall be placed along all side yards adjacent to a right of way.
11. That the perimeter walls be owned and maintained by the homeowners' association; and
12. That corner side yard landscaping, if applicable, be maintained by the homeowners' association; and
13. That the developer disclose to prospective home buyers that corner side yard landscape areas, if applicable, are reserved exclusively for landscaping; and

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; and
15. All residential units shall be provided with fire sprinklers, unless the applicant provides an alternative acceptable to the City prior to recording the final map.
16. Fire access lanes shall be marked to maintain minimum width required by the Fire Code.
17. A minimum of two means of access from existing streets to this site are required.
18. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Development Services and Public Works Departments prior to submittal of the Final Map.
19. All prospective homeowners 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.
20. The Tentative Map shall be null and void if ZN-109-02 is not approved by the City Council.

The application was presented by Marc Jordan, Principal 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.

Commissioner Joy Diaz MOVED and Commissioner Nelson Stone SECONDED to APPROVE T-953 per staff's recommendations subject to the following change:

**Condition #12 Changed to Read:** "That corner side yard landscaping, if applicable, *shall* be maintained by the homeowner and *that provisions and enforcement of such landscaping shall be provided within the CC&Rs.*"

The motion carried by MAJORITY vote with Vice-Chairman Anita Wood voting against the motion.

**Items #16 VAC-21-02 and #17 VAC-22-02 are related.**

**16) VAC-21-02 (7502) LOGISTICENTER @ NORTH LAS VEGAS (Public Hearing)**

An application submitted by Taney Engineering on behalf of Petersen 1994 Trust , property owner, to vacate utility easements within the boundaries of the project and including private streets. The property is generally located at the southeast corner of Belmont Street and Alexander Road. The Assessor's Parcel Numbers are 139-12-511-001 thru 139-12-511-058.

**This item did not receive proper public notice when originally heard on August 14, 2002. Therefore, the item will be reheard at this meeting.**

**The Public Works Department has submitted an additional memorandum concerning the proposed vacation. Public Works has removed the two conditions from their previous memo and has no objections to the proposed vacation.**

**RECOMMENDATION**

**The Development Services Department recommends that VAC-21-02 be approved, and forwarded to the City Council for final consideration.**

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

Teresa Crotchett, 444 E. Warm Springs Road Suite 110, Las Vegas, Nevada 89119 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

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

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE VAC-21-02 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Joy Diaz not being present for the motion.

**The item was APPROVED.**

**Items #16 VAC-21-02 and #17 VAC-22-02 are related.**

**17) VAC-22-02 (7503) LOGISTICENTER @ NORTH LAS VEGAS (Public Hearing)**

An application submitted by DP Partners on behalf of JL Beam, LLC , property owner, to vacate the public drainage easement located at the northeast corner of Belmont Street and Gowan Road. The Assessor's Parcel Number is 139-12-601-002.

**This item did not receive proper public notice when originally heard on August 14, 2002. Therefore, the item will be reheard at this meeting. Development Services has not altered the original staff report and still recommends approval with one condition.**

**RECOMMENDATION**

The Development Services Department recommends that VAC-22-02 be approved, and forwarded to the City Council for final consideration with the following condition:

1. Approval of the replacement facility's civil improvement plans and bonds required prior to recordation of the vacation.

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

Teresa Crotchett, 444 E. Warm Springs Road Suite 110, Las Vegas, Nevada 89119 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

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

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE VAC-22-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**18) VAC-23-02 7585) ELDORADO 14 R-1 60 #9 (Public Hearing)**

An application submitted by Pardee Homes of Nevada, property owner, to vacate portion of Little Canyon Street right-of-way. The Assessor's Parcel Numbers are 124-28-115- 070, and 124-28-115-071.

**This item did not receive proper public notice when originally scheduled on August 28, 2002. Therefore, the item will be heard at this meeting.**

**The Development Services Department has not changed its recommendation for approval, however, the Department of Public Works has submitted a revised memorandum. Therefore, the conditions of approval on the original staff report have been amended to read as follows:**

1. The applicant must maintain a vehicular access to a sewer manhole located near the intersection of Little Canyon Street and Camino Eldorado.
2. The vacation shall record concurrently with the Amended Plat (Second) of a Portion of Eldorado No. 14 R-1 60 No. 9.
3. A permanent easement shall be reserved to Southwest Gas Corporation; over, across, above and under the describe parcel of land with the following:
  1. No building, structures, fence or trees shall be placed upon or under said parcel of land to be vacated now or hereafter.
  2. Southwest Gas Corporation shall not be liable for any damages to any of the improvements placed within said easement due to normal or necessary operation using reasonable care.
4. Prior to completion of the construction of the hammerhead cul-de-sac, the 9-foot landscape common area shall be furnished with landscaping and irrigation consistent with the adjacent landscape areas.

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

Cindy Miller, of G.C. Wallace, Inc., 1555 S. Rainbow Boulevard, Las Vegas, Nevada 89146 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE VAC-23-02 per staff's recommendations subject to the following change:

**Condition #4 Changed to Read: "AFTER** completion of the construction of the hammerhead cul-de-sac, the 9-foot landscape common area shall be furnished with landscaping and irrigation consistent with the adjacent landscape areas."

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**19) SPR-26-02 (7866) WATERMILL EXPRESS**

An application submitted by Watermill Express on behalf of HKM II LLC, property owner, for a site plan review in an R-A/CR Redevelopment Area Commercial/Retail Subdistrict to allow for a water dispensing kiosk. The property is located at 2044 N. Las Vegas Boulevard. The Assessor's Parcel Number is 139-23-203-003.

**RECOMMENDATION:**

Based on the recommendation of the Department of Public Works, the Development Services Department recommends that SPR-26-02 be denied.

If, however, the Planning Commission finds that a favorable recommendation is warranted, then the Development Services Department recommends that SPR-26-02 be subject to the following conditions and forwarded to the Redevelopment Agency for final consideration:

1. That Standard Conditions 8, 10 and 11 apply; and
2. That the site plan shall be revised to relocate the water dispensing machine a minimum of 75 feet towards the rear of the site.

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

Derek Ziade, 2741 Losee Road, Suite F, North Las Vegas, Nevada 89030 appeared on behalf of the applicant who stated he is willing to comply with staff's recommendations and conditions.

Commissioner Jo Cato MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE SPR-26-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**THIS WAS THE LAST ITEM HEARD AT TONIGHT'S MEETING.**

**Items #3 GED-02-02, #4 ZN-105-02, #5 UN-68-02, #6 ZN-106-02, #7 ZN-107-02 and #20 T-949 are related.**

**20) T-949 (7638) ACTIVE ADULT UNIT FOUR PHASES**

An application submitted by North Valley Enterprises, L.L.C., property owner, for a tentative map review in a R-1/MPC Single Family Residential/Master Planned Community District . The property is generally located approximately 1,500 feet north of Elkhorn Drive and 300 feet east of Simmons Street. The Assessor's Parcel Number is 124-17-000-004.

**RECOMMENDATION**

The Development Services Department recommends that T-949 be approved subject to the following conditions:

1. Standard Conditions: 4, 6, 11 and 15.
2. Per North Las Vegas Municipal Code 16.012.030 the following corrections and/or additions are required:
  - a. Add the approximate grades of streets.
  - b. Increase the size of the contour labels.
  - c. Add the direction of the flow for sanitary sewer.
  - d. Add a statement regarding protective covenants and deed restrictions.
3. New street names must be submitted to the City of Las Vegas Central Fire Alarm Office and the US Postal Service for review and approval prior to submittal of the conforming tentative map.
4. Dedicated access to the subject site must be provided prior to recordation of the final map.
5. Five copies of a revised tentative map incorporating the conditions of approval shall be submitted for review of the Public Works Department and the Planning Division prior to submittal of the final map.

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

Bob Gronauer, 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 he concurs with staff's recommendations.

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

Commissioner Joy Diaz **MOVED** and Commissioner Jo Cato **SECONDED** to **APPROVE** T-949 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

**The item was APPROVED.**

**Item #10 UN-72-02 was heard next.**

**21) T-950 (7646) NORTH VALLEY COURT**

An application submitted by D. R. Horton on behalf of North Valley Enterprises, LLC., property owner, for a tentative map review in an R-3-MPC Multi Family Residential-Master Planned Community District. The property is generally located at the northeast corner of Allen Lane and Deer Springs Way. The Assessor's Parcel Number is 124-20-000-006.

**RECOMMENDATION**

With the applicant's consent, the Development Services Department recommends that T-950 be continued in order to be heard concurrently with a site plan review application, and to address the concerns of the Departments of Fire, Public Works and Development Services.

If however the applicant is unwilling to continue this item at this time, the Development Services Department recommends that T-950 be denied.

Although it is not recommended that this item be approved at this time, if the Planning Commission were to determine that approval is warranted, the Development Services Department recommends the following conditions:

1. Standard Conditions: 6, 8, 11 and 15.
2. The map shall be revised to conform to the revised width of Allen Lane per the agreement with Clark County and North Valley Enterprises.
3. New Street names must be submitted to the City of Las Vegas Central Fire Alarm Office and the U.S. Postal Service for review and approval prior to submittal of the conforming tentative map.
4. Dedicated access to the subject site must be provided prior to recordation of the final map.
5. The map must be revised to show the approximate unit layout, the unit number and the dimensions of each unit.
6. The following revisions are required in order for the tentative map to conform to Municipal code 16.12.030:
  - a. Add the date of map preparation
  - b. Add the name and address of the recorded owners
  - c. Add the present zoning of the proposed subdivision
  - d. Add a statement regarding protective covenants and deed restrictions which the developer intends to enforce.
7. The turning radii along the fire access lane shall be in conformance with the Fire Code.
8. Fire lane widths shall be maintained in accordance with the Fire Code.
9. That the development shall comply with all applicable requirements of the Multifamily Design Standards.
10. That the tentative map shall be valid only upon the approval of a site plan review. In the event that an approved site plan results in discrepancies between the two applications the tentative map must be amended to reflect conformance to the approved site plan.
11. Five copies of a revised tentative map incorporating the conditions of approval shall be submitted for review of the Public Works Department and the Planning Division prior to submittal of the final map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 10/23/02 Planning Commission meeting.

Chairman Dean Leavitt 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 Nelson Stone MOVED and Commissioner Joy Diaz SECONDED to CONTINUE T-950 to the 10/23/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 10/23/02.**

## **OLD BUSINESS**

**Items #22 AMP-44-02 and #23 ZN-85-02 are related.**

### **22) AMP-44-02 (7122) OUTBACK STEAKHOUSE, INC. (Public Hearing)**

An application submitted by Outback Steakhouse, Inc., property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of VLDR Very Low Density Residential to Neighborhood Commercial. The property is located approximately 300 feet south of Craig Road and east of Fuselier Drive. The Assessor's Parcel Number is 139-05-702-003.

**These items were continued from the July 10<sup>th</sup>, July 24<sup>th</sup> and August 14<sup>th</sup> Planning Commission meetings at the request of the applicant.**

### **RECOMMENDATION:**

The Development Services Department recommends that AMP-44-02 be denied as the proposed change does not comply with the guidelines established in the Comprehensive Plan and there is no compelling reason to amend the Comprehensive Plan land use element.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 9/25/02 Planning Commission meeting.

Chairman Dean Leavitt 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 Nelson Stone MOVED and Commissioner Joy Diaz SECONDED to CONTINUE AMP-44-02 to the 9/25/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 9/25/02.**

**Items #22 AMP-44-02 and #23 ZN-85-02 are related.**

**23) ZN-85-02 (7120) OUTBACK STEAKHOUSE, INC. (Public Hearing)**

An application submitted by Outback Steakhouse, Inc., property owner, for reclassification of property from an R-E Ranch Estates District to a C-1 Neighborhood Commercial District. The property is located approximately 300 feet south of Craig Road and east of Fuselier Drive. The Assessor's Parcel Number is 139-05-702-003.

**These items were continued from the July 10<sup>th</sup>, July 24<sup>th</sup> and August 14<sup>th</sup> Planning Commission meetings at the request of the applicant.**

**RECOMMENDATION:**

The Development Services Department recommends that ZN-85-02 be denied as the rezoning is not justified by changed or changing conditions since the adoption of the Comprehensive Plan in June of 1999.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 9/25/02 Planning Commission meeting.

Chairman Dean Leavitt 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 Nelson Stone MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE ZN-85-02 to the 9/25/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 9/25/02.**

**The item was heard following Item #9 UN-70-02 (unrelated items).**

**24) 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.

**This item was continued from the Planning Commission meetings of June 26, 2002, and July 24, 2002, and August 14, 2002, to allow the applicant time to meet with the Department of Public Works to resolve some outstanding issues.**

**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.

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

George Garcia, 2501 N. Green Valley Parkway Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to APPROVE AMP-42-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Item #3 GED-02-02 was heard next.**

**PUBLIC FORUM**

This is the portion of the meeting devoted to the public. After completing and submitting a yellow card, the public is invited to come forward upon recognition by the Chairman and speak upon any topic. Usually items received under this heading are referred to the appropriate City staff for action at a later date.

**No members of the public came forward.**

**DIRECTOR'S BUSINESS:** None

**CHAIRMAN'S BUSINESS:** None

**ADJOURNMENT:** 9:05 PM

A motion to ADJOURN the September 11, 2002 meeting of the Planning Commission of the City of North Las Vegas was made by Chairman L. Dean Leavitt. Vice-Chairman Anita Wood SECONDED the motion.

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L. Dean Leavitt, Chairman

**ATTEST:**

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Ted Karant, Recording Secretary