

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
(702) 633-1516
(702) 649-6091

Anita Wood, Vice-Chairman
Marilyn Kirkpatrick
Jo Cato

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

September 25, 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
Robert Eastman, Planner
Randy Cagle, Public Works
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

Vice-Chairman Anita Wood

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 September 11, 2002.

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to APPROVE the minutes of the September 11, 2002 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-101-02 (8238) COMMERCE CENTER @ BROOKS PARK

Approve the Final Map and the Commercial Developments Off-Site Improvements Agreement by Cambridge Commercial & Industrial, Inc. and accept the Subdivision Improvement Bond in the amount of \$60,011.05.

B) PW-102-02 (8239) CONVENIENCE STORE-MLK/CHEYENNE

Accept the Commercial Developments Off-Site Improvements Agreement by Cheyenne Marketplace, LLC and accept the Subdivision Bond in the amount of \$65,554.50.

C) PW-103-02 (8240) ANNENDALE, UNIT 3, PHASE 1 & 2

Approve the Final Map and the Subdivision Off-Site Improvements Agreements by William Lyon Homes, dba Lyon Nevada Division and accept the Subdivision Bond in the amount of \$121,875.60 for Phase 1, and \$153,898.58 for Phase 2.

D) PW-104-02 (8241) SEA BREEZE, UNIT 3

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Frontier Insurance Company to release the Subdivision Bond in the amount of \$283,920.34.

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

The motion carried by UNANIMOUS vote.

NEW BUSINESS

Items #1 UN-31-01 and #2 SPR-09-01 are related.

1) UN-31-01 (7920) LAND LUCKY (Public Hearing)

An application submitted by PBS & J on behalf of Lucky Land, LLC, property owner, for an extension of time for a use permit in an M-2 General Industrial District to allow the outdoor manufacture of precast concrete structures. The property is located at 5390 Donovan Way. The Assessor's Parcel Numbers are 123-31-701-001 and 123-31-602-002.

Recommendation:

The Development Services Department recommends that the extension of time request for UN-31-01 be denied as the applicant has not demonstrated compliance with the conditions of approval within the original time frame granted.

If however, the Planning Commission were to determine that an extension of time is appropriate, then staff recommends the following conditions:

1. That all previously approved conditions shall apply. If there is a conflict with the original or new conditions, the most restrictive shall apply.
2. That all landscaping next to Donovan Way and I-15 shall be installed by December 1, 2002.
3. That all screen walls (next to rights-of-way and interior property lines) be installed by December 1, 2002.
4. A business license shall be obtained by December 15, 2002.
5. The use permit shall expire on September 25, 2003.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/13/02 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 Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE UN-31-01 to the 11/13/02 Planning Commission meeting.

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

The item was CONTINUED to 11/13/02.

Items #1 UN-31-01 and #2 SPR-09-01 are related.

2) SPR-09-01 (7919) LAND LUCKY

An application submitted by PBS & J on behalf of Land Lucky, LLC, property owner, for an extension of time for the installation of a chain-link fence (alternate screening) in place of a block in a M-2 General Industrial District. The property is located at 5390 Donovan Way. The Assessor's Parcel Numbers are 123-31-701-001 and 123-31-602-002.

Recommendation:

The Development Services Department recommends that the extension of time request for SPR-09-01 be denied as the applicant has not demonstrated compliance with the conditions of approval within the original time frame granted.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/13/02 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 Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE SPR-09-01 to the 11/13/02 Planning Commission meeting.

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

The item was CONTINUED to 11/13/02.

3) UN-18-02 (7892) JULIO R. PAREDES (Public Hearing)

An application submitted by Julio R. Paredes, property owner, for an amendment to a previously approved use permit in a C-2 General Commercial District to allow a self-service automobile washing establishment. The property is located at 2987 N. Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-506-002.

RECOMMENDATION

The Development Services Department recommends that UN-18-02 be approved with the following conditions:

1. Standard conditions: 4, 6, 8, 10, and 11.
2. The facility will be required to construct a sand/oil interceptor and sampling manhole pursuant to City of North Las Vegas specifications. If an acceptable sand/oil interceptor exists for the facility, the facility is still required to construct a sampling manhole pursuant to the specification. To obtain a copy of the specifications, please contact Teri McGuinness at 633-1374.
3. An administrative consolidation of parcels is required. The form is available from the Clark County Assessor's office or on the internet at <http://www.co.clark.nv.us/assessor>.
4. Approval of a traffic study, with queuing analysis, is required prior to submittal of the civil improvement plans.
5. Dedication of a right-of-way and construction of a bus turnout north of the northerly driveway is required.
6. The driveway must be modified 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.
7. The car wash shall conform with the commercial design standards including but not limited to:
 1. Stucco exterior and roofing materials to conform with the principal building on site.
 2. Provide additional landscaping in the parking lot, include landscaped islands every 15 spaces of continuous parking area.

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

Ned Cole, 3801 Robar Street, Las Vegas, Nevada 89121 appeared on behalf of the applicant.

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

Commissioner Nelson Stone MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE UN-18-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

4) UN-75-02 (7891) EVA G. SIMMONS ELEMENTARY SCHOOL (Public Hearing)

An application submitted by the Clark County School District, property owner, for a use permit in an R-E Ranch Estates District to allow an elementary school. The property is generally located at the southeast corner of Coleman Street and Tropical Parkway. The Assessor's Parcel Number is 124-29-702-002.

RECOMMENDATION:

The Development Services Department recommends that UN-75-02 be approved with the following conditions:

1. Standard conditions: 8, 10, 11, 12, 15, and 27.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. Approval of drainage study is required prior to submittal of the civil improvement plans.
4. A water network analysis must be submitted with the civil improvement plans.
5. Property owner shall dedicate the right-of-way for Silver Clouds Drive and Soaring Bluff.
6. A letter from the adjoining property owner is required indicating that they have no objection to the location of Silver Clouds Drive and Soaring Bluff. Contact Mary Griego, Real Property Agent, at 633-2087 for additional information.

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 Joy Diaz **MOVED** and Vice-Chairman Anita Wood **SECONDED** to **CONTINUE** UN-75-02 to the 10/9/02 Planning Commission meeting.

The motion carried by **UNANIMOUS** vote.

The item was CONTINUED to 10/9/02.

5) UN-76-02 (7930) FANTASTIC FINISHES AUTOBODY (Public Hearing)

An application submitted by Fantastic Finishes Autobody, on behalf of Los Nevados, LLC, property owner, for a use permit in a M -2 General Industrial District to allow an automobile repair facility. The property is located at 41 Mayflower Avenue. The Assessor's Parcel Number is 139-15-614-008.

RECOMMENDATION:

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

1. That Standard Conditions 4, 10, 11 and 12 apply.

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

Greg Simicich, 41 Mayflower Avenue, Las Vegas, Nevada 89030 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Chairman Dean Leavitt opened the Public Hearing. The following participant came forward:

- ▶ John McMillan, 2700 W. Sahara Avenue, Las Vegas, Nevada 89102

Mr. McMillan was concerned about how automobile painting would be conducted at this facility.

Mr. Simicich stated all automobile painting would occur in appropriate spray booths.

Chairman Leavitt closed the Public Hearing.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE UN-76-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

6) UN-78-02 (7947) DARREL D. CRAWFORD (Public Hearing)

An application submitted by Darrell D. Crawford, property owner, for a use permit in an R-1 Single-Family Residential District to allow a 1,500 square foot accessory building. The property is located at 4343 Valley Regents Drive. The Assessor's Parcel Number is 139-06-312-001.

RECOMMENDATION:

The Development Services Department recommends that UN-78-02 be approved subject to the following conditions.

1. That Standard Conditions 4, 10, 11 and 12 .
2. That the accessory structure shall be painted to match the residence.
3. That the roof shall be provided with concrete tile to match the residence.
4. The exterior of the accessory structure shall consist of stucco walls.
5. Paved access to the accessory structure shall be required.

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

Darrel Crawford, 4343 Valley Regents Drive, North Las Vegas, Nevada 89032 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-78-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

7) UN-79-02 (7953) RALPH'S GROCERY COMPANY (Public Hearing)

An application submitted by Ralphs Grocery Company on behalf of Smiths Food & Drug, property owner, for a use permit in an R-A/CR Redevelopment Area/Commercial/Retail Subdistrict to allow a self-service fueling station in conjunction with an existing Food-4-Less grocery store. The property is located at 2255 N. Las Vegas Boulevard. The Assessor's Parcel Number is 139-23-502-001.

RECOMMENDATION

The Development Services Department recommends that UN-79-02 receive a favorable recommendation, subject to the following conditions, and be forwarded to the Redevelopment Agency for final consideration:

1. Standard Conditions: 4, 10, 11, and 12; and
2. The applicant shall submit a traffic study update for review and approval; and
3. The development shall comply with the Commercial Design Standards, including, but not limited to, all landscaping requirements; and
4. The installation of Phoenix Dactylifera (Date Palms) with a height of 10 - 12 brown trunk feet or the installation of Washingtonia hybrid (Hybrid Fan Palm) with a height of 20 brown trunk feet. The palm trees shall be spaced 15 feet on center along the perimeter of the site, adjacent to the street frontages; and
5. New landscaped islands shall be provided within the parking lot for every parking row that contains more than 15 parking spaces in a row in accordance with the Commercial Design Standards; and
6. The canopy must comply with the preferred materials outlined within the Commercial Development Standards and Design Guidelines. Highly reflective, shiny or mirror-like materials and unplastered exposed standard concrete and standard concrete masonry units shall not be used; and
7. That the gas canopy be provided with recessed lighting that is directed downward, rather than attached lighting that illuminates outwardly; and
8. That speakers, if provided, be located within the gas canopy columns. The speakers shall be manually operated and shall be intended solely for the attendant to communicate with the patron. Music or other continual noise shall be prohibited; and
9. The fuel station sign shall be in compliance with all applicable sign requirements.

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

Craig Beasley, 1990 S. Bundy Drive, Los Angeles, California (no zip stated) appeared on behalf of the applicant.

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

Commissioner Jay Aston MOVED and Commissioner Joy Diaz SECONDED to APPROVE UN-79-02 per staff's recommendations subject to the following change:

Condition #4 Changed to Read: “The installation of Phoenix Dactylifera (Date Palms) with a height of 10 - 12 brown trunk feet or the installation of Washingtonia hybrid (Hybrid Fan Palm) with a height of 20 brown trunk feet. The palm trees shall be spaced 15 feet on center along **Las Vegas Blvd.**”

The motion carried by UNANIMOUS vote.

Items #8 FDP-07-02, #9 UN-82-02, #10 UN-83-02 and #11 UN-84-02 are related.

8) FDP-07-02 (7965) DECATUR CROSSING, LLC

An application submitted by Decatur Crossing, LLC, on behalf of Tighi Family, LP, property owner, for a Final Development Plan review in a PUD Planned Unit Development District consisting of grocery store, gas station, retail shops, a financial institution and a tavern. The property is generally located at the northeast corner of Decatur Boulevard and Ann Road. The Assessor's Parcel Number is 124-30-401-0104.

RECOMMENDATION

The Development Services Department recommends that FDP-07-02 be continued indefinitely to allow the applicant time to comply with the commercial design standards.

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

1. Standard Conditions: 6, 11, 26, 27 and 32.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. 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.
6. A water network analysis must be submitted with the civil improvement plans.
7. North Las Vegas Municipal Code 16.20.050 (G) states "Whenever a subdivision abuts upon an undedicated and/or unimproved street, the subdivider shall provide as part of the subdivision, the necessary improvements and/or dedication for the portion of the street contained within the subdivision boundaries". Therefore, thirty feet (30.00') of right of way must be dedicated for Montgomery Street or the applicant must provide an alternative acceptable to the City Engineer for the elimination of Montgomery Street.
8. The following right of way dedications are required:
 - Fifty feet (50.00') for the remaining portions of Decatur Boulevard and Ann Road.
 - Bus turnout on Decatur Boulevard north of Ann Road
 - Additional right of way for the flared intersection at Ann Road and Decatur Boulevard per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
9. Standard median opening are located at least 660' from an intersection. The final development plan shall be revised to conform to the standard, or the proposed location must be justified by a traffic study.
10. Fire access lanes shall be designed and installed in accordance with Fire Code requirements.
11. The Final Development Plan shall comply with the Commercial Design Standards.
12. The applicant shall comply with all conditions of approval for the Planned Unit Development (ZN-25-97), if a conflict does occur the more restrictive shall apply.

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 Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE FDP-07-02 to the 10/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 10/9/02.

Items #8 FDP-07-02, #9 UN-82-02, #10 UN-83-02 and #11 UN-84-02 are related.

9) UN-82-02 (7962) DECATUR CROSSING, LLC (Public Hearing)

An application submitted by Decatur Crossing, LLC, on behalf of Tighi Family, LP, property owner, for a use permit in a PUD Planned Unit Development District to allow an automobile service facility. The property is generally located at the northeast corner of Decatur Boulevard and Ann Road. The Assessor's Parcel Number is 124-30-401-010.

RECOMMENDATION

The Development Services Department recommends that UN-82-02 be continued to allow the applicant time to redesign the site to comply with the Ordinance Requirements.

If the Planning Commission feels that approval of the use permit is warranted the following condition is recommended:

1. Applicant shall abide by the conditions of approval of FDP-07-02.

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 Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE UN-82-02 to the 10/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 10/9/02.

Items #8 FDP-07-02, #9 UN-82-02, #10 UN-83-02 and #11 UN-84-02 are related.

10) UN-83-02 (7963) DECATUR CROSSING, LLC (Public Hearing)

An application submitted by Decatur Crossing, LLC, on behalf of Tighi Family, LP, property owner, for a use permit in a PUD Planned Unit Development District to allow a financial institution. The property is generally located at the northeast corner of Decatur Boulevard and Ann Road. The Assessor's Parcel Number is 124-30-401-010.

RECOMMENDATION

The Development Services Department recommends that UN-83-02 be continued to allow the applicant time to redesign the site to comply with the Ordinance Requirements.

If the Planning Commission feels that approval of the use permit is warranted the following condition is recommended:

1. Applicant shall abide by the conditions of approval of FDP-07-02.

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.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to CONTINUE UN-83-02 to the 10/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 10/9/02.

Items #8 FDP-07-02, #9 UN-82-02, #10 UN-83-02 and #11 UN-84-02 are related.

11) UN-84-02 (7964) DECATUR CROSSING, LLC (Public Hearing)

An application submitted by Decatur Crossing, LLC, on behalf of Tighi Family, LP, property owner, for a use permit in a PUD Planned Unit Development District to allow the “on sale” of alcoholic beverages in conjunction with a tavern. The property is generally located at the northeast corner of Decatur Boulevard and Ann Road. The Assessor’s Parcel Number is 124-30-401-010.

RECOMMENDATION

The Development Services Department recommends that UN-84-02 be continued to allow the applicant time to redesign the site to comply with the Ordinance Requirements.

If the Planning Commission feels that approval of the use permit is warranted the following condition is recommended:

1. Applicant shall abide by the conditions of approval of FDP-07-02.
2. That the applicant shall provide proof to the City that no other tavern is within 1,500 feet of the proposed location. The evidence shall be provided prior to the application for a building permit.
3. That UN-84-02 shall expire on March 25, 2003.

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.

Vice-Chairman Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE UN-84-02 to the 10/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 10/9/02.

12) ZN-110-02 (7950) BELTWAY 215/I-15 (Public Hearing)

An application submitted by John Ritter on behalf of FLF 98 LLC, property owner, for reclassification of property from an O-L Open Land District to a C-2 General Commercial District. The property is generally located at the northeast corner of Nellis Boulevard and Azure Avenue. The Assessor's Parcel Number is 123-28-101-008.

RECOMMENDATION

The Development Services Department recommends that ZN-110-02 be approved.

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

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

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

Commissioner Joy Diaz **MOVED** and Vice-Chairman Anita Wood **SECONDED** to **APPROVE** ZN-110-02 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

The item was APPROVED.

Item #13 ZN-111-02 and #14 UN-80-02 are related.

13) ZN-111-02 (7956) DEAN FOODS (Public Hearing)

An application submitted by E. A. Bonelli & Associates on behalf of Donald L. Denham, Lawrence G. Fisher and Merle Berman, property owners, for reclassification of property from an O-L Open Land District to an M-2 General Industrial District. The property is generally located at the northeast corner of Mt. Hood Street and Centennial Parkway. The Assessor's Parcel Number is 123-22-801-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-111-02 receive a favorable recommendation and that this item be forwarded to the City Council for permanent zoning to the M-2 General Industrial District by ordinance.

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

Richard Moreno, 300 S. 4th Street, Suite 1500, Las Vegas, Nevada 89101 appeared on behalf of the applicant who indicated he concurs with staff recommendations.

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

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE ZN-111-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #13 ZN-111-02 and #14 UN-80-02 are related.

14) UN-80-02 (7955) DEAN FOODS (Public Hearing)

An application submitted by E. A. Bonelli & Associates, on behalf of Donald L. Denham, Lawrence G. Fisher and Merle Berman, property owners, for a use permit in an O-L Open Land District (proposed M -2 General Industrial District) to allow the use/storage of hazardous materials (Anhydrous Ammonia and Dowfrost). The property is generally located at the northeast corner of Mt. Hood Street and Centennial Parkway. The Assessor's Parcel Number is 123-22-801-001.

RECOMMENDATION:

The Development Services Department recommends UN-80-02 be approved and forwarded to the City Council for final consideration subject to the following conditions:

1. Standard conditions number: 6, 8, 10, 11, 12, 15 and 27.
2. Separate approval of ZN-111-02 to rezone the subject site from O-L, Open Land to M-2, General Industrial shall be obtained by the applicant, otherwise the use permit shall be considered null and void.
3. The development shall comply with the Industrial Development Standards and Design Guidelines, including but not limited to the following:
 1. A sidewalk located six feet from the building for foundation landscaping shall be provided adjacent to the main entrance.
 2. Six-foot-wide landscaped island shall be provided at each end of every row.
 3. Twenty feet of landscaping (which may include sidewalks) would need to be provided adjacent to Mt. Hood Street and Shatz Street, unless a vacation is approved for Mt. Hood Street and a parcel map is recorded for the property adjacent to Shatz Street.
4. Approval of a traffic study is required prior to submittal of the civil improvement plans.
5. Approval of drainage study is required prior to submittal of the civil improvement plans.
6. 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. The civil improvement plans for the project shall include a commercial driveway for the parking area on Centennial Parkway.
7. The developer shall dedicate and construct a cul-de-sac where Mount Hood Street ends at I-15.
8. Thirty feet (30.00') right-of-way dedication for Shatz Street is required.
9. A third-party review of the system process must be provided to ensure sufficient safeguards in the process equipment design. Selection of the third-party reviewer is subject to approval by the North Las Vegas Fire Department. Please note that a review and approval by the Nevada Division of Environmental Protection will suffice as the third-party review for this item.

10. The installation shall comply with all Fire Code requirements applicable to the installation of the anhydrous ammonia system.

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

Richard Moreno, 300 S. 4th Street, Suite 1500, Las Vegas, Nevada 89101 appeared on behalf of the applicant who indicated he concurs with staff recommendations.

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

Vice-Chairman Anita Wood MOVED and Chairman Dean Leavitt SECONDED to APPROVE UN-80-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

15) VN-08-02 (7938) VIRGINIA HINTZ (Public Hearing)

An application submitted by Virginia Hintz, property owner, for a variance in an R-1 Single-Family Residential District to allow a 22 inch side yard setback where three feet is required and to allow a 25 inch rear yard setback where three feet is required for an accessory building. The property is located at 4421 Cinema Avenue. The Assessor's Parcel Number is 124-31-218-007.

RECOMMENDATION

The Development Services Department recommends that VN-08-02 be denied because the proposal fails to meet the criteria set forth in State Law and the City of North Las Vegas Municipal Code.

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

Virginia Hintz, 4421 Cinema Avenue, North Las Vegas, Nevada 89031 appeared as the applicant.

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 VN-08-02 per staff's recommendations.

The motion carried by MAJORITY vote with Vice-Chairman Anita Wood, Commissioner Nelson Stone and Commissioner Joy Diaz voting against the motion.

The item was APPROVED.

16) SPR-27-02 (7957) OPERATING ENGINEERS TRUST FUND

An application submitted by Operating Engineers Trust Funds, property owner, for a site plan review in an M -2 General Industrial District to allow for two office/warehouse buildings totaling 516,500 square feet. The property is generally located at the southwest corner of Lone Mountain and Engineers Way. The Assessor's Parcel Number is 139-01-511-001.

RECOMMENDATION:

The Development Services Department recommends approval of SPR-27-02 subject to the following conditions:

1. That Standard Conditions 4, 6, 8, 11, 15, 22 and 27 apply; and
2. That approval of a traffic study be required prior to submittal of the civil improvement plans; and
3. That approval of a drainage study be required prior to submittal of the civil improvement plans; and
4. That a water network analysis be submitted with the civil improvement plans; and
5. That no parking, backing or maneuvering be permitted on public streets; and
6. That concrete tilt-up wall sections be provided to screen all loading bays and trailer parking areas from public rights-of-way. The tilt-up sections shall be designed to match the building in colors, materials and design, subject to review and approval by the Planning Division during the building permit application process; and
7. That landscape and irrigation plans be reviewed and approved by Planning prior to the issuance of a building permit; and
8. That the development of this site be in conformance with the Industrial Design Standards, with the following exceptions:
 - a. That a minimum fifteen feet (15.00') of landscaping be provided between the sidewalk and the parking areas/drive aisles; and
 - b. That a minimum ten feet (10.00') of foundation landscaping be provided adjacent to the building in all areas where less than twenty feet (20.00') of perimeter landscaping is provided; and
9. That the development of this site be in conformance with all Codes and Ordinances in effect at the time that building plans are submitted. Where there is a conflict with the conditions stated herein, the more restrictive shall apply.

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

Deirdre McCollister, 4200 Latham Street, Suite B, Riverside, California 92501 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

Commissioner Joy Diaz MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE SPR-27-02 per staff's recommendations subject to the following change:

Condition #4 Changed to Read: “As part of the City of North Las Vegas’ (CNLV) project review and approval process, unless otherwise directed by staff, all development submittals to the Public Works Department shall be accompanied by a water distribution hydraulic analysis. The analysis shall be in accordance with the “Uniform Design and Construction Standards for Water Distribution Systems (UDS), 1st Edition, 1995, Section 2.03.”

The motion carried by UNANIMOUS vote.

Commissioners Joy Diaz and Jo Cato abstained from voting on this item due to a business interest.

17) SPR-29-02 (7969) NEVADA STATE BANK

An application submitted by Nevada State Bank, property owner, for a site plan review in an C-1 Neighborhood Commercial District, for a waiver to the sign requirements in the Commercial Design Guidelines requiring monument signs across the street from residential zoning. The property is located at 2014 W. Craig Road. The Assessor's Parcel Number is 139-05-616-007.

RECOMMENDATION:

The Development Services Department recommends that SPR-29-02 be denied because the proposal does not substantially meet the intent of the Commercial Design Standards.

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

1. That the signage shall comply with the Commercial Design Standards, including, but not limited to, all free-standing signage shall have a similar design and common unifying design elements as the monument signs which have previously been approved.

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

J. T. Moran, 630 S. 4th Street, Las Vegas, Nevada 89101 appeared on behalf of the applicant.

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE SPR-29-02 per staff's recommendations.

The motion carried by MAJORITY vote with Vice-Chairman Anita Wood voting against the motion, and Commissioners Joy Diaz and Jo Cato abstaining due to a business interest.

The item was APPROVED.

18) SPR-30-02 (7966) HANGARS V PROJECT, LLC

An application submitted by Hangars V Project LLC on behalf of Clark County Aviation, property owner, for a site plan review in a M-2 General Industrial District to allow for approximately 185,300 sq. ft. of airplane hangars. The property is generally located 880 feet east of Rancho Drive and the north side of Carey Avenue. The Assessor's Parcel Numbers are 139-18-801-005, 139-18-801-003 and 139-18-802-001.

RECOMMENDATION

The Development Services Department recommends that SPR-30-02 be continued in order for the site plan to be revised in a manner that corresponds to the 85-foot-wide drainage easement along Carey Avenue.

If however the Planning Commission determines that approval is warranted, the Development Services Department recommends the following conditions of approval:

1. Standard Conditions: 8 and 11.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. Revise the site plan to include the 85' drainage easement and open channel. Modify building location and landscaping as necessary.
6. That landscaping along Carey Avenue shall be installed in accordance with the Industrial Design Standards.
7. That a minimum two means of emergency access shall be provided to the site.
8. That the existing billboards must be removed from the site, or be approved by special use permit prior to the released any building permits.

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

Doug Pervis, 6325 McLeod Drive, Las Vegas, Nevada 89120 appeared on behalf of the applicant.

Commissioner Joy Diaz **MOVED** and Vice-Chairman Anita Wood **SECONDED** to **CONTINUE** SPR-30-02 to the 10/9/02 Planning Commission meeting.

The motion carried by **UNANIMOUS** vote.

The item was CONTINUED to 10/9/02.

19) T-954 (7910) EL CENTRO DE LAS VEGAS

An application submitted by Metro Development Group, LLC, on behalf of the Ray Koroghli Trust, property owner, for a tentative map review in a C-2 General Commercial District . The property is generally located at the southeast corner of North Las Vegas Boulevard and Belmont Street. The Assessor's Parcel Number is 139-13-702-001.

RECOMMENDATION

The Development Services Department recommends that T-954 be approved with the following conditions:

1. Standard Conditions: 3, 5, 6, 11, 15, 26, 27, 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. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans; and
5. 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; and
6. A water network analysis must be submitted with the civil improvement plans; and
7. All known geologic hazards shall be shown on the Tentative Map and the Civil Improvement Plans. Subsequent identification of additional hazards may substantially alter the original Tentative Map layout; and
8. Right of way dedication for a bus turn out is required on Las Vegas Boulevard north of Belmont Avenue; and
9. Remove section thickness from the typical sections. The off-site pavement sections shown on the civil plans will be designated in accordance with Standard Specifications Section 401 using the AASHTO model; and
10. Development of the site shall be in compliance with the Commercial Development Standards and Design Guidelines, including but not limited to, the sidewalk along North Las Vegas Boulevard being separated from the back of curb by a minimum of five (5) feet of landscaping; and
11. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

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

Arnold Stock, 2725 S. Jones Boulevard, Las Vegas, Nevada 89145 appeared on behalf of the applicant.

Vice-Chairman Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE T-954 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

20) T-955 (7943) COBBLESTONE MANOR SOUTH

An application submitted by D. R. Horton on behalf of Joseph Alston & Frankie Alston, property owners, for a tentative map review in an R-E Ranch Estates District (proposed R-1 Single-Family Residential District) for 22 Single-Family homes. The property is generally located at the northwest corner of La Madre Way and Donna Street. The Assessor's Parcel Number is 124-35-304-004.

RECOMMENDATION:

The Development Services Department recommends that T-955 be approved with the following conditions:

1. Standard Conditions 11, 15, 16, 18, 24, 26, 27, 28, 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. 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; and
5. A water network analysis must be submitted with the civil improvement plans; and
6. All known geologic hazards shall be shown on the Tentative Map and the Civil Improvement Plans. Subsequent identification of additional hazards may substantially alter the original Tentative Map layout; and
7. Label and dimension the common areas to be maintained by the homeowners' association; and
8. Dedication of right-of-way for La Madre 30,' and associated spandrel at La Madre Way and Donna Street; and
9. That the development meet the Single-Family Design Guidelines including, but not limited to, all landscaping requirements; and
10. That corner side yard landscaping be maintained by the homeowners' association; and
11. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
12. All residential units shall be provided with fire sprinklers, unless the applicant provides an alternative acceptable to the City prior to recording of the final map; and
13. Fire lane widths shall be maintained in accordance with the Fire Code; 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 the development; and
15. That the perimeter wall, or those wall sections facing La Madre Way and Donna Street, be decorative and that the wall sections be owned and maintained by the homeowners' association; and
16. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

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

Ron Jackson, of Southwest 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 Jay Aston SECONDED to APPROVE T-955 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

21) T-956 (7967) PECOS/AZURE

An application submitted by American Premiere on behalf of EXBER, Inc., property owner, for a tentative map review in an M-2 General Industrial District (proposed PUD Planned Unit Development District). The property is generally located at the northeast corner of Pecos Road and Tropical Parkway. The Assessor's Parcel Numbers are 123-30-201-001 and 123-30-201-002.

RECOMMENDATION

The Development Services Department recommends that T-956 be continued so that the appropriate revisions can be made and presented to the Planning Commission.

If however the applicant is not agreeable to a continuance at this time, the Development Services Department recommends that T-956 be denied because the proposal is not consistent with the underlying PUD.

If however the Planning Commission determines that approval is warranted, the Development Services Department recommends the following conditions of approval:

1. Standard Conditions: 4, 6, 11, and 15.
2. That T-956 shall be revised in order to be in conformance with the conditions of approval for ZN-46-02, including but not limited to:
 - a. The applicant shall submit for an amendment to the Master Plan of Streets and Highways to remove the alignment (Sandy Lane) along the easterly boundary. If the amendment is denied, the tentative map must be revised to include the roadway.
 - b. 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.
 - c. All lots shall have a minimum area of 4,500 square feet.
 - d. Approval of a drainage study is required prior to submittal of the civil improvement plans.
 - e. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
 - f. 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.
 - g. A water network analysis must be submitted with the civil improvement plans.
 - h. All known geologic hazards shall be shown on the Tentative Map and the Civil Improvement Plans. Subsequent identification of additional hazards may substantially alter the original Tentative Map layout.
 - i. Right of way dedication for a bus turn out is required on Pecos Road north of Tropical Parkway.
 - j. Additional right of way dedication required for the flared intersection at Pecos Road and Tropical Parkway per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.
3. That approval of T-956 is contingent upon the approval of the requisite zoning by City Ordinance. In the event that there is a discrepancy between the zoning approval and the tentative map, the tentative map shall be revised accordingly subject to Planning Commission review and approval.

4. Due to the existing Nevada Power transmission poles, the Tropical Parkway alignment must be shifted ten feet (10.0') south of the section line. The applicant will be responsible for building the fifty feet (50.0') half street and obtaining the additional ten feet (10.0') of right-of-way necessary for the construction of the half street south of the section line.
5. Approval of a traffic study is required prior to submittal of the civil improvement plans.
6. Stub street design is generally prohibited due to the inability of North Las Vegas' street sweeping equipment to adequately maintain the right of way except when required by unusual topographic, drainage or other constraints. Revise the site plan to include the recently adopted cul-de-sac design which features a minimum twenty-four foot (24') back of curb radius.
7. The approximate dimension of each lot is required per North Las Vegas Municipal Code 16.12.030.
8. Street suffixes in accordance with the North Las Vegas Street Naming and Address Assignment Standard shall be added to the tentative map.
9. Applicant shall verify the width of the dedicated right of way on Azure Avenue. The Clark County Assessor map 123-30-2, dated 12/19/00, notes the right of way width as forty feet (40.00'). If the map is correct, Applicant shall apply for a vacation of the excess right of way.
10. The 20' Sewer and Storm Drain easement shall be landscaped and maintained in conformance with North Las Vegas Municipal Code 17.24.210.D.4.
11. A minimum two means of paved access from existing streets to this site are required.
12. That the entire 60-foot-wide open space trail on the east side of the site be developed as part of this tentative map in accordance with the requirements of the PUD (ZN-46-02)

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

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE T-956 to the 10/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 10/9/02.

OLD BUSINESS

Items #22 AMP-54-02, #23 ZN-104-02 and #24 T-952 are related.

22) AMP-54-02 (7671) VILLAS @ CENTENNIAL (Public Hearing)

An application submitted by KB Home Nevada, Inc. on behalf of JJMS, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Community Commercial to M-HDR Medium-High Density Residential. The property is generally located at the northeast corner of Centennial Parkway and San Mateo Street. The Assessor's Parcel Numbers are 124-19-401-003, 124-19-401-004, 124-19-401-005, 124-19-401-006, 124-19-401-007 and 124-19-401-008.

This item was continued from the August 28, 2002, Planning Commission meeting to allow the applicant time to submit new plans. The applicant submitted plans on September 10, and a review of the documents could not be completed for inclusion into the packet. A new memorandum will be presented to the Planning Commission on September 25, for their review.

RECOMMENDATION:

The Development Services Department recommends that AMP-54-02 be denied because the proposed amendment does not meet the criteria listed in the Comprehensive Plan and because the applicant has not demonstrated any compelling reason to amend the Comprehensive Plan Land Use Map.

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

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7th 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 Nelson Stone MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE AMP-54-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #22 AMP-54-02, #23 ZN-104-02 and #24 T-952 are related.

23) ZN-104-02 (7670) VILLAS @ CENTENNIAL (Public Hearing)

An application submitted by KB Home Nevada, Inc. on behalf of JJMS, property owner, for reclassification of property from a C-2 General Commercial District to a PUD Planned Unit Development District consisting of 125 duplexes/250 units. The property is generally located at the northeast corner of Centennial Parkway and San Mateo Street. The Assessor's Parcel Numbers are 124-19-401-003, 124-19-401-004, 124-19-401-005, 124-19-401-006, 124-19-401-007 and 124-19-401-008.

This item was continued from the August 28, 2002, Planning Commission meeting to allow the applicant time to submit new plans. The applicant submitted plans on September 10, and a review of the documents could not be completed for inclusion into the packet. A new memorandum will be presented to the Planning Commission on September 25, for their review.

RECOMMENDATION

The Development Services Department recommends that ZN-104-02 be denied because the proposal is does not conform to the single-family / two-family design standards; is inconsistent with fire safety requirements; does not conform to the Master Plan of Streets and Highways; and does not meet the requirements of the Planned Unit Development District.

In the event the Planning Commission chooses to approve the zoning request, the Development Services Department requests the following conditions of approval:

1. Standard conditions: 1, 2, 3, 5, 6, 8, 11, 17, 18, 22, 26, 28, 31 and 32.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
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 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.
5. Interior streets may require minor revisions as required by the Traffic Engineer.
6. A water network analysis must be submitted with the civil improvement plans.
7. Any known geologic hazards shall be shown on all plans. The presence of such hazards may substantially alter the layout of the project.
8. Revise the tentative map to include the entire Valley alignment within the parcel.
9. Applicant shall obtain public roadway easements for the portion of the cul-de-sac west of the centerline of San Mateo and for the portion of the cul-de-sac on the south side of Turkey Lane.
10. The following right of way dedications are required:
 - a. Thirty feet (30.00') for Rome Boulevard and San Mateo Street.
 - b. Valley Drive (full width)
11. Applicant shall apply for a vacation of Turkey Lane west of the proposed cul-de-sac, the thirty feet (30.00') unnamed street adjacent to Assessor's Parcel Number 124-19-401-012, and Centennial Parkway outside of the beltway right of way.

12. Applicant shall apply for and obtain an Amendment to the Master Plan of Streets and Highways for the removal of Centennial Parkway from San Mateo Street and Valley Drive.
16. The Tentative Map shall comply with all conditions of ZN-104-02.
17. The Tentative Map shall be null and void if ZN-104-02 is not approved by the City Council.
18. The installation of fire sprinklers for fire suppression is required in each residential unit, unless the applicant provides an alternative acceptable to the City prior to recording the final map.
19. A minimum of two remote means of access from existing streets to this site must be provided. These means of access shall occur solely within the incorporated limits of the City of North Las Vegas.
20. Fire access lanes shall be provided and maintained in accordance with Fire Code requirements.
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.
22. That open space be developed in conjunction with the overall site. Therefore, the park shall be developed with the southern phase of the development.
23. Perimeter walls shall be constructed within common elements and shall be owned and maintained by the Home Owners Association.
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.
25. 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.

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

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

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 Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE ZN-104-02 to the 10/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 10/9/02.

Items #22 AMP-54-02, #23 ZN-104-02 and #24 T-952 are related.

24) T-952 (7667) VILLAS @ CENTENNIAL

An application submitted by KB Homes Inc on behalf of Oakland Avenue holding LP, property owner, for a tentative map review in a C-2 General Commercial District to a PUD Planned Unit Development District consisting of 125 duplexes/250 units. The property is generally located at the northeast corner of Centennial Parkway and San Mateo Street. The Assessor's Parcel Number is 124-19-401-005.

This item was continued from the August 28, 2002, Planning Commission meeting to allow the applicant time to submit new plans. The applicant submitted plans on September 10, and a review of the documents could not be completed for inclusion into the packet. A new memorandum will be presented to the Planning Commission on September 25, for their review.

RECOMMENDATION

The Development Services Department recommends that T-952 be denied because the proposal is does not conform to the single-family / two-family design standards; is inconsistent with fire safety requirements; does not conform to the Master Plan of Streets and Highways; and does not meet the requirements of the Planned Unit Development District.

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

In the event the Planning Commission chooses to approve the tentative map, the Development Services Department requests the following conditions of approval:

1. Standard conditions: 1, 2, 3, 5, 6, 8, 11, 17, 18, 22, 26, 28, 31 and 32.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
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 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.
5. 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.
6. Interior streets may require minor revisions as required by the Traffic Engineer.
7. A water network analysis must be submitted with the civil improvement plans.
8. Any known geologic hazards shall be shown on all plans. The presence of such hazards may substantially alter the layout of the project.
9. Revise the tentative map to include the entire Valley alignment within the parcel.
10. Applicant shall obtain public roadway easements for the portion of the cul-de-sac west of the centerline of San Mateo and for the portion of the cul-de-sac on the south side of Turkey Lane.
11. The following right of way dedications are required:
 - a. Thirty feet (30.00') for Rome Boulevard and San Mateo Street.
 - b. Valley Drive (full width)

12. Applicant shall apply for a vacation of Turkey Lane west of the proposed cul-de-sac, the thirty feet (30.00') unnamed street adjacent to Assessor's Parcel Number 124-19-401-012, and Centennial Parkway outside of the beltway right of way.
13. Applicant shall apply for and obtain an Amendment to the Master Plan of Streets and Highways for the removal of Centennial Parkway from San Mateo Street and Valley Drive.
14. The final map shall be labeled as a merger and resubdivision plat map.
15. Edit the map to adhere to NLVMC 16.12.030 which requires, in part, the following information:
 - a. Legal Description with a defined map boundary.
 - b. Names and approximate grades of all streets within the proposed subdivision need to be shown.
 - c. Approximate radii of all curves.
 - d. Other rights-of-way and easements(Kern River) showing location, width and purpose.
 - e. A statement regarding protective covenants and deed restrictions which the subdivider intends to enforce.
 - f. The location of existing power, telephone facilities and existing gas mains (Kern River).
16. The Tentative Map shall comply with all conditions of ZN-104-02.
17. The Tentative Map shall be null and void if ZN-104-02 is not approved by the City Council.
18. The installation of fire sprinklers for fire suppression is required in each residential unit, unless the applicant provides an alternative acceptable to the City prior to recording the final map.
19. A minimum of two remote means of access from existing streets to this site must be provided. These means of access shall occur solely within the incorporated limits of the City of North Las Vegas.
20. Fire access lanes shall be provided and maintained in accordance with Fire Code requirements.
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.
22. That open space be developed in conjunction with the overall site. Therefore, the park shall be developed with the southern phase of the development.
23. Perimeter walls shall be constructed within common elements and shall be owned and maintained by the Home Owners Association.
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.
25. 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.

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

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated he concurs with a two-week continuance.

Vice-Chairman Anita Wood MOVED and Commissioner Jay Aston SECONDED to CONTINUE T-952 to the 10/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 10/9/02.

25) 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.

Vice-Chairman Anita Wood MOVED and Commissioner Jo Cato SECONDED to CONTINUE UN-69-02 to the 10/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 10/9/02.

Items #26 AMP-44-02 and #27 ZN-85-02 are related.

26) 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 10th, July 24th, August 14th, and September 11th 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 indefinitely.

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 Marilyn Kirkpatrick MOVED and Chairman Dean Leavitt SECONDED to CONTINUE AMP-44-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

Items #26 AMP-44-02 and #27 ZN-85-02 are related.

27) 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.

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 indefinitely.

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 Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE ZN-85-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

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: 9:50 PM

A motion to ADJOURN the September 25, 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.

Dean Leavitt, Chairman

ATTEST:

Ted Karant, Recording Secretary