

MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Dean Leavitt, Chairman
Nelson Stone
Joy Diaz
Jay Aston

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Anita Wood, Vice-Chairman
Marilyn Kirkpatrick
Jo Cato

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

November 26, 2002

CALL TO ORDER:

Council Chambers, North Las Vegas City Hall
2200 Civic Center Drive, at 7:00 p.m.

ROLL CALL:

Dean Leavitt - Present
Anita Wood - Present
Jo Cato - Present
Nelson Stone - Present
Jay Aston - ABSENT
Marilyn Kirkpatrick - Present
Joy Diaz, Present

STAFF PRESENT:

Steve Baxter, Acting Director, Development Services
Marc Jordan, Principal Planner
Robert Eastman, Planner
Lenny Badger, Public Works
Clete Kus, Transportation Services
Terri Tarbett, Assistant Fire Chief
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 Joy Diaz

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 November 13, 2002.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to APPROVE the minutes of the November 13, 2002 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-138-02 (8848) SHADOW SPRINGS ACCESS ROAD

Accept the Subdivision Off-Site Improvements Agreement by KB Home Nevada, Inc. and accept the Performance Bond in the amount of \$59,973.10.

B) PW-139-02 (8849) CENTENNIAL BRUCE EAST FORTY ACRES OFFSITE SEWER

Accept the Subdivision Off-Site Improvements Agreement by William Lyon Homes, Inc. and accept the Subdivision Bond in the amount of \$136,345.00.

C) PW-140-02 (8850) LAGUNA PARK II

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by BHP Investors, LLC and accept the Offsite Improvement Bond in the amount of \$416,265.19.

D) PW-141-02 (8851) OWENS RETAIL

Accept the Commercial Developments Off-Site Improvements Agreement by Double R, LLC and accept the Cash-In-Lieu-of Bond in the amount of \$11,773.77.

E) PW-142-02 (8852) ANNENDALE, UNIT 4, PHASES 1 & 2

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by William Lyon Homes, Inc. dba Lyon Nevada Division and accept the Subdivision Bonds in the amount of \$169,883.18 for phase 1, and \$96,294.61 for phase 2.

F) PW-143-02 (8853) LONE MOUNTAIN & COMMERCE, UNIT 2

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by William Lyon Homes, Inc. and accept the Subdivision Bond in the amount of \$86,114.60.

G) PW-144-02 (8854) PAULUS ENTERPRISES CIVIC CENTER DISTRIBUTION CENTER

Accept the off-site improvements for maintenance and advise the Director of Public Works to release the Cash-In-Lieu-Of Bond in the amount of \$44,462.50.

H) PW-133-02 (8614) CHEYENNE COMMERCE CENTER III

Accept the Commercial Developments Off-Site Improvements Agreement by Harsch Investment Properties, Nevada, LLC and accept the Subdivision Bond in the amount of \$377,512.00.

I) PW-135-02 (8616) LOGISTICENTER, PHASE 1 OFFSITES

Accept the Commercial Developments Off-Site Improvements Agreement by Dermody Properties and accept the Letter of Credit in the amount of \$1,002,606.00.

Commissioner Joy Diaz MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE Consent Agenda Items A,B,C,D,F,G.

The motion carried by UNANIMOUS vote.

Commissioner Joy Diaz MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE Consent Agenda Items E, H, I to the 12/11/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

NEW STANDARD CONDITIONS

This item is for INFORMATION ONLY. Introduction of the new Standard Conditions to become effective as of January 1, 2003.

STAFF STANDARD CONDITIONS (Revised) Amendment effective as of January 1, 2003

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. 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.
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. 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. The North Las Vegas Traffic Engineer may require minor revisions to the interior streets prior to the approval of the tentative map or final map for the project.
7. A water network analysis must be submitted with the civil improvement plans.
8. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
9. The 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.
10. Measures to achieve a noise level reduction, outdoor or indoor, of 25 decibels must be incorporated into the design and construction.

NEW BUSINESS

1) VAC-33-02 (8573) DESERT PASSAGE NORTH (Public Hearing)

An application submitted by Northbrook Ranch, LLC, property owner, for a vacation of the northern 10 feet of dedicated right-of-way of Lone Mountain Road between Conway Street and Crystal Sword Street and between Crystal Sword Street and North Commerce Street totaling approximately 474 feet. The Assessor's Parcel Numbers are 124-34-801-002, 124-34-801-003, 124-34-801-004 and 124-34-801-006.

RECOMMENDATION:

The Development Services Department recommends that VAC-33-02 be approved and that this item be forwarded to City Council for final consideration.

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

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 Nelson Stone MOVED and Commissioner Joy Diaz SECONDED to APPROVE VAC-33-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

2) UN-95-02 (8579) DELILAH DE LA O (Public Hearing)

An application submitted by Delilah De La O, property owner, for a use permit in an R-A/CR Redevelopment Area/Commercial/Retail Subdistrict to allow reconstruction of a non-conforming building. The property is located at 2019 Webster Street. The Assessor's Parcel Number is 139-24-210-054.

RECOMMENDATION:

The Development Services Department recommends that UN-95-02 be approved subject to the following conditions:

1. That Standard Conditions 4, 8, 11, 12, 22 and 27 apply; and
2. That the existing chain-link fence along the northern property line be replaced with a new six-foot (6.00') decorative block wall designed to match the existing wall section along the western property line. The wall shall be decorative on both sides; and
3. That the existing chain-link fence along the southern property line be replaced with a new three-foot (3.00') decorative block wall. Three feet (3.00') of wrought-iron may be provided atop the block wall. The wall shall be decorative on both sides; and
4. That all new wall sections match the existing wall along the western property line in design, color and materials, with the exception that pilasters be provided for every 25 linear feet and at the ends of the walls; and
5. That a minimum five feet (5.00') of landscaping be provided adjacent to the northern property line. In addition to other required landscape materials, the landscape area shall be provided with 24-inch box trees planted not greater than 15 feet on-center; and
6. That one six-foot (6.00') landscape island be provided at each end of all parking rows. In addition to other required landscape materials, the landscape islands shall be provided with one 24-inch box tree; and
7. That the trash enclosure be provided with a roof and solid metal gates designed and painted to match the principal structures. The trash enclosure itself shall be designed to match the development; and
8. That the applicant provide a copy of the cross access easement for the adjoining property to the south prior to the issuance of any construction permits. The easement shall also address the rights granted to Republic Services for the purposes of disposing garbage. (Contact Mary Griego, Real Property Agent, at 633-2087 for additional information); and
9. That the existing pole sign be removed. Free-standing signage shall be limited to a monument sign not greater than six feet (6.00') in overall height and the square footage permitted for this zoning district. All sign location requirements set forth in the Zoning Ordinance shall be adhered to; and
10. That a minimum five on-site parking stalls be provided. Wheel stops shall be provided for each parking stall.

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

Delilah De La O, 210 Oakwood Avenue, North Las Vegas, Nevada 89030 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

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

- ▶ Kathy Chmielewski, 2040 Carroll Street, North Las Vegas, Nevada 89030

Ms. Chmielewski stated she is concerned about the use of this site as a driving school and worries about inexperienced drivers driving through a neighborhood with apartments and children.

Chairman Leavitt closed the Public Hearing.

Commissioner Nelson Stone asked staff about the purpose of this application which is to allow the reconstruction of a non-conforming structure, which would have no bearing on the actual use.

Mr. Jordan replied that this application is to allow the rebuilding of the physical structure and does not address the use.

Commissioner Joy Diaz concurred with Commissioner Stone's understanding of this application.

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to APPROVE UN-95-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #3 UN-96-02 and #4 UN-97-02 are related.

3) UN-96-02 (8587) HIGHWAY 15-#2 (TACO BELL) (Public Hearing)

An application submitted by Highway 15, LLC, property owner, for a use permit in an M -2 General Industrial District to allow a convenience food restaurant. The property is located at 2308 E. Craig Road. The Assessor's Parcel Number is 139-02-613-023.

RECOMMENDATION:

The Development Services Department recommends that UN-96-02 be approved subject to the following conditions:

1. Standard Conditions 4, 6, 10, 11 and 12.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans.
4. The property owner shall provide a copy of the cross access easement with the adjoining property.
5. The applicant shall comply to the commercial design standards including but not limited to:
 1. Incorporating the scuppers and downspouts into the internal design of the building.
 2. Create a building design that incorporates the existing split face into wainscoting for the proposed stucco exterior of the restaurant.
6. Fire access lane turning radii shall be designed and installed in accordance with Fire Code requirements.

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

Michael Bradshaw, of Bradshaw & Associates, 10841 Del Rudini, Las Vegas, Nevada 89141 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 Jo Cato MOVED and Commissioner Joy Diaz SECONDED to APPROVE UN-96-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #3 UN-96-02 and #4 UN-97-02 are related.

4) UN-97-02 (8588) HIGHWAY 15 #2 (AUTO SERVICE FACILITY) (Public Hearing)

An application submitted by Highway 15, LLC, property owner, for a use permit in an M -2 General Industrial District to allow an automotive service facility. The property is located at 2308 E. Craig Road. The Assessor's Parcel Number is 139-02-613-023.

RECOMMENDATION:

The Development Services Department recommends that UN-97-02 be approved subject to the following conditions:

1. Standard Conditions 4, 6, 10, 11 and 12.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans.
4. The property owner shall provide a copy of the cross access easement with the adjoining property.
5. The applicant shall comply to the commercial design standards including but not limited to:
 1. All buildings shall have a coherent design that is complementary in style, materials, and colors.
 2. Create a building design that contains a coherent design with a consistent level of detailing on all four sides of the building.
6. Fire access lane turning radii shall be designed and installed in accordance with Fire Code requirements.

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

Michael Bradshaw, of Bradshaw & Associates, 10841 Del Rudini, Las Vegas, Nevada 89141 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 UN-97-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

5) ZN-113-02 (8100) WESTWIND (Public Hearing)

An application submitted by Signature Homes on behalf of Plaster Development Co., Inc., property owner, for reclassification of property from an O-L Open Land District to a PUD Planned Unit Development District consisting of 605 single family dwellings. The property is generally located at the northwest corner of Valley Drive and Grand Teton Drive. The Assessor's Parcel Numbers are 124-07-301-011, 124-07-301-012, 124-07-301-002, 124-07-301-003, 124-07-401-005, 124-07-401-006 and 124-07-401-007.

The applicant has requested that this item be withdrawn. No staff report has been prepared for this item. Therefore, no action is necessary for this item.

The item was WITHDRAWN.

Items #6 ZN-119-02 and #7 T-964 are related.

6) ZN-119-02 (8576) ALIANTE UNIT 7A (Public Hearing)

An application submitted by North Valley Enterprises, LLC, property owner, for reclassification of property from a MPC Master Planned Community Overlay District to an R-1- MPC Single-Family Residential District Master Plan Community. The property is generally located south of Grand Teton approximately 1,000 feet west of Clayton Street. The Assessor's Parcel Numbers are 124-17-201-001 and 124-17-501-001.

RECOMMENDATION

The Development Services Department recommends that ZN-119-02 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 Commissioner Jo Cato SECONDED to APPROVE ZN-119-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #6 ZN-119-02 and #7 T-964 are related.

7) T-964 (8577) ALIANTE UNIT 7A

An application submitted by North Valley Enterprises, LLC, property owner, for a tentative map review in an MPC Master Planned Community District (proposed R-1-MPC Single Family Residential District Master Plan Community) consisting of 146 single family dwellings. The property is generally located south of Grand Teton approximately 1,000 feet west of Clayton Street. The Assessor's Parcel Numbers are 124-17-201-001 and 124-17-501-001.

RECOMMENDATION

The Development Services Department recommends that T-964 be approved subject to the following conditions:

1. Standard Conditions: 4, 6, 11 and 15.
2. The following revisions are required in order for the tentative map to conform to Municipal Code 16.12.030:
 - a. Add the approximate grades of all streets within the proposed subdivision.
 - b. Add contour labels
 - c. Add approximate radii of all curves
 - d. A statement regarding protective covenants and deed restrictions which the subdivider intends to enforce.
3. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted to the Public Works Department (and routed to Development Services) for review prior to submittal of the final map.

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

Bob Gronauer, 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.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE T-964 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

8) AMP-68-02 (8516) CITY OF NORTH LAS VEGAS (Public Hearing)

Vegas Comprehensive Plan adding Section 4.1.6.a (4.5) to create a new land use category titled Medium Low Density Residential (4.5 to 6 dwelling units per acre). Amend the existing Section 4.1.6.a (5) to Medium Density Residential (6 to 10 dwelling units per acre) and to decrease the lot size for single-family detached housing from 4,500 square feet to a minimum of 2,700 square feet and increase the allowable density for single-family dwellings to 9 units per acre.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 12/11/02 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 Marilyn Kirkpatrick SECONDED to CONTINUE AMP-68-02 to the 12/11/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 12/11/02.

9) ZOA-12-02 (8499) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 of the North Las Vegas Municipal Code (Zoning Ordinance) and add Chapter 17.24.215 entitled Small Lot Development Design Guidelines.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 12/11/02 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 Nelson Stone SECONDED to CONTINUE ZOA-12-02 to the 12/11/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 12/11/02.

10) ZOA-13-02 (8500 CITY OF NORTH LAS VEGAS (Public Hearing))

An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 of the North Las Vegas Municipal Code (Zoning Ordinance) Chapter 17.12.020 to add the term "Projects of Regional Significance" and to add a new subsection, Chapter 17.24.185 entitled "Projects of Regional Significance".

Recommendation:

The Development Services Department recommends that ZOA-13-02 be approved and Title 17 be amended as follows:

ADD the following text in Chapter 17.12.020 Definitions - Projects of Regional Significance. Projects of Regional Significance shall include any of the following:

1. Site specific building or development projects of either a private, public, or quasi-public nature (Site Specific Project) that satisfy one of the following criteria and occur within a half mile of the boundary of an adjacent municipal corporation or unincorporated area:
 - (a) Tentative maps or planned unit developments of 500 units or more;
 - (b) Tourist accommodations of 300 units or more;
 - (c) A commercial or industrial facility generating more than 6,250 average daily vehicle trips, as defined by the Institute of Transportation Engineers or its successor; or
 - (d) A nonresidential development encompassing more than 160 acres.
2. Zoning map amendments or local land use plan amendments that could result in development that exceeds the threshold criteria identified above and that occurs within a half mile of the boundary of an adjacent municipal corporation or unincorporated area, or
3. Any Special Use Permit request that involves property within 500 feet of the boundary of an adjacent municipal corporation or unincorporated area.

ADD Chapter 17.24.185 Projects of Regional Significance

A. Determination of Projects of Regional Significance

Determination of whether Site Specific Projects meets the criteria established under the definition of Projects of Regional Significance shall be made at the earliest stage feasible by the Planning and Zoning Department. Specifically, such determination should be made at the time of application of a zoning map amendment, a tentative map, master plan development, planned unit development, special use permit, or any other development request that requires review at a public meeting.

B. Assessment of Impacts and Referral of Projects of Regional Significance

If it is determined that the threshold criteria for a Site Specific Projects of Regional Significance, as defined in Chapter 17.12.020, is met, the Planning and Development Department shall immediately notify the affected jurisdiction(s) (Affected Local Government) and provide the Affected Local Government with copies of any application materials, as well as an Impact Assessment that includes at a minimum:

- (1) The number of vehicle trips that the project will generate, estimated by applying to the proposed project the average trip rates for the peak days and hours established by the Institute of Transportation Engineers or its successor.

(2) The estimated number of additional pupils for each elementary school, junior high or middle school, and high school that the project will cause to be enrolled in local schools.

(3) The distance from the site on which the project will be located to the nearest facilities from which fire-fighting, police and emergency services are provided, including, without limitation, facilities that are planned, but not yet constructed, and facilities which have been included in a plan for capital improvements prepared by the appropriate local government pursuant to NRS 278.0226.

(4) A brief statement setting forth the anticipated effect of the project on housing, mass transit, open space and recreation.

In addition, all notification requirements that relate to distance from proposed sites shall be interpreted to apply to property owners in adjacent jurisdictions.

C. Comment by Affected Local Government

Upon receipt of the Referral, the Affected Local Government shall have fifteen(15)calendar days within which to provide comments (Mitigation Comments) to the Project Local Government. The Mitigation Comments may propose ways in which the Affected Local Government believes any negative impacts of the Project on the Affected Local Government can be mitigated.

D. Mitigation by Project Local Government or Proposing Agency

The Planning Department, within its discretion, give consideration to the Mitigation Comments and require mitigation of potential negative impacts on the Affected Local Government to the maximum practical extent. Maximum practical extent means that, under the circumstances, reasonable efforts have been undertaken to comply with the regulations, that the cost of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from noncompliance with the regulations.

The Planning Department shall make written findings of the way in which the Mitigation Comments were addressed and include such within the staff report for each project. The report shall be part of the project file and a copy of the staff report shall be sent to the Affected Local Government at the time that staff reports are distributed for the Planning Commission meeting at which the project application is scheduled to be heard.

In addition, all local regulatory provisions that relate to separations of certain types of land uses from others shall be interpreted to apply to land uses in adjacent jurisdictions.

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

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 ZOA-13-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

11) T-812 (8565) RANCHO MIRAGE II

An application submitted by Real Homes on behalf of Rancho Mirage I, LLC, property owner, for an extension of time to a tentative map review in a PUD Planned Unit District consisting of 117 single family dwellings. The property is generally located at the northwest corner of Ann Road and Commerce Street. The Assessor's Parcel Numbers are 124-27-401-008, 124-27-410-050, 124-27-410-051, 124-27-410-052, 124-27-410-053, 124-27-410-054, 124-27-410-055, 124-27-410-056, 124-27-410-057 and 124-27-410-086.

Recommendation:

The Development Services Department Recommends that a one year extension of time for T-812 be approved subject to the following condition:

1. That the development comply with all applicable conditions of approval for ZN-64-98, FDP-04-99 and T-812; including all conditions added at subsequent extension of time approvals.

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

Brian Psioda, of VTN Nevada, 2727 S. Rainbow Boulevard, Las Vegas, Nevada 89146 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to APPROVE T-812 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

12) T-961 (8572) SUNFLOWER

An application submitted by Stanpark Homes on behalf of Sunflower Properties, LLC, property owner, for a tentative map review in a M -2 General Industrial District (proposed R-1 Single-Family Residential District) consisting of 89 single family dwellings. The property is generally located at the northeast corner of Walnut Street and Azure Avenue. The Assessor's Parcel Number is 124-29-501-001.

RECOMMENDATION:

The Development Services Department recommends that T-961 be continued to allow the applicant sufficient time to submit a revised tentative map incorporating the curvilinear element into Verde River Avenue.

If, however, the Planning Commission determines that approval of T-961 is warranted at this time, the Development Services Department recommends the following conditions of approval:

1. Standard Conditions 5, 7, 9, 15, 26, 27, and 32; and
2. The minimum lot size shall be 6,000 square feet with a minimum lot width of 45 feet; and
3. Approval of a traffic study is required prior to submittal of the civil improvement plans; and
4. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
5. 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.
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. The following right-of-way dedications are required:
 - a. Forty feet (40.00') for Walnut Road; and
 - b. Thirty feet (30.00') for Azure Avenue.
9. Remove section thickness from the typical sections. The off-sit pavement sections shown on the civil plans will be designed in accordance with Standard Specifications Section 401 using the AASHTO model.
10. Label all landscape areas and open spaces as "COMMON ELEMENTS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION."
11. Label the contour elevations prior to submitting the conformed tentative map.
12. The installation of sprinklers for fire suppression in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map; and
13. A minimum of two (2) remote means of paved access shall be provided to this site from existing streets; and
14. Fire hydrants shall be in compliance with the Fire Code; and

15. The development shall comply with the Single Family Design Standards, including, but not limited to:
 - a. Ten (10) feet of landscaping, which may include the sidewalk, shall be provided adjacent to the corner side of all corner lots within the development; and
 - b. If AMP-67-02 is not approved, the applicant shall be required to provide 20 feet of landscaping along Walnut Road with a sidewalk that must be separated from the back of the street curb by a minimum of five (5) feet and should be curvilinear in nature.
16. Verde River Avenue shall be redesigned to either show the required curvilinear design or some other form of traffic calming, such as traffic circles; and
17. 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
18. 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 this item be continued.

Brian Psioda, of VTN Nevada, 2727 S. Rainbow Boulevard, Las Vegas, Nevada 89146 appeared on behalf of the applicant.

Commissioner Nelson Stone MOVED and Commissioner Joy Diaz SECONDED to APPROVE T-961 per staff's recommendations subject to the following change and approval is subject to EXHIBIT 1 (on file in Development Services):

Condition #2 Changed to Read: "The minimum lot size shall be 6,000 square feet with a minimum lot width of ~~55 feet~~, and

The motion carried by UNANIMOUS vote.

The item was APPROVED.

13) T-962 (8575) CENTENNIAL/SIMMONS

An application submitted by KB Home Nevada, Inc. on behalf of 40 Acres @ Centennial, LLC., property owner, for a tentative map review in an R-1 Single-Family Residential District consisting of 100 single family dwellings. The property is generally located at the southeast corner of Centennial Parkway and Simmons Street. The Assessor's Parcel Number is 124-29-501-001.

RECOMMENDATION:

The Development Services Department recommends that T-962 be continued indefinitely to allow the applicant time to revise the tentative map in accordance with those items listed in the analysis section.

If, however, the Planning Commission determines that approval of T-962 is warranted at this time, then the Development Services Department recommends the following conditions of approval:

1. Standard conditions: 11, 17 and 18.
2. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
3. Fire hydrants shall be in compliance with the Fire Code.
4. A minimum of two means of paved access shall be provided to this development from existing streets.
5. The development shall comply with the Single Family Design Guidelines including, but not limited to 10 feet of landscaping (which may include the sidewalk) next to all streets less than 60 feet in width.
6. 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.
7. The development shall provide an acceptable form of traffic calming (e.g., traffic circles, curvilinear streets, etc.) for every street section exceeding 500 linear feet.
8. Pedestrian access shall be provided at the following locations
 - a. At the end of the cul-de-sacs from Margate Street and Interlaken Street to Ranch House Road.
 - b. At the end of the cul-de-sac from Liberty Bell Street to the commercial north of the development.
 - c. Between Margate Street and Orange Hue Street
 - d. Through the drainage from Orange Hue Street on the north side of the development.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans.
10. Approval of a drainage study is required prior to submittal of the civil improvement plans.
11. 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.
12. A water network analysis must be submitted with the civil improvement plans.
13. 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.

14. The twenty foot (20.0') are along the southerly line of Lot 57 shall be labeled as either a common element or easement. It shall conform to North Las Vegas Municipal Code 17.24.210.D.4.a.
15. The following right of way dedications are required:
 1. Fifty feet (50.00') for Centennial Parkway and Simmons Street.
 2. Thirty feet (30.00') for Coleman Street
 3. Bus turnout on Centennial Parkway east of Simmons Street
 4. Flared intersection at Centennial Parkway and Simmons Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1
16. Delineate the Nevada Power transmission line poles and easements. The landscape area along Centennial Parkway shall be increased as needed to accommodate the Nevada Power transmission line easement.
17. Label all landscape areas and open spaces as 'COMMON ELEMENTS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION'.
18. The drive access on Simmons Road shall be limited to right in, right out.
19. In order for T-962 to conform to North Las Vegas Municipal Code 16.12.030 the following information must be added to the map:
 1. Name of the subdivision to the south.
 2. Approximate grades of all streets within the proposed subdivision.
 3. Contour intervals (2' or less).
 4. Approximate radii of all curves.
 5. Direction of flow of the proposed sewer.
20. Remove section thickness from the typical sections. The off-site pavement sections shown on the civil plans will be designed in accordance with Standard Specifications Section 401 using the AASHTO model.
21. That prior to approval of any final map, the applicant must meet with the Clark County School District. Afterwards, the applicant shall provide to the City a letter from the Clark County School District releasing any future holds regarding the subdivision of the development.
22. 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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 12/11/02 Planning Commission meeting.

Commissioner Joy Diaz MOVED and Commissioner Nelson Stone SECONDED to CONTINUE T-962 to the 12/11/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 12/11/02.

14) T-963 8581) ANN MARKETPLACE

An application submitted by Redrock Engineering on behalf of Jerald M. Spilsbury, ETAL, property owner, for a tentative map review in a C-1 Neighborhood Commercial District consisting of approximately 41,700 square feet of building area. The property is generally located at north of Ann Road and approximately 300 feet east of Simmons Street. The Assessor's Parcel Number is 124-29-803-008.

RECOMMENDATION:

The Development Services Department recommends that T-963 be approved with the following conditions:

1. Standard Conditions: 11, 15, 26, 27 and 32.
2. The property owner shall provide a copy of the cross access easement with the adjoining property.
3. Applicant must abide by all conditions of the approved traffic study.
4. 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.

Terry Montgomery, 2001 S. Rainbow Boulevard, Las Vegas, Nevada 89146 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Vice-Chairman Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE T-963 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

OLD BUSINESS

Commissioner Jo Cato abstained from voting on this item due to pending litigation.

15) T-959 (8275) CENTENNIAL VILLAGE

An application submitted by Beazer Homes , property owner, for a tentative map review in an PUD Planned Unit Development District consisting of 202 single family dwellings. The property is generally located at the southwest corner of Azure Avenue and Walnut Street. The Assessor's Parcel Numbers are 123-30-201-003 and 123-30-201-004.

This application was continued from the Planning Commission meeting of October 23, 2002, to allow the applicant time to address Public Works and Development Services concerns. The associated removal of Sandy Lane from the Master Plan of Streets and Highways (AMP-65-02) was approved at the November 13, 2002 meeting.

RECOMMENDATION

The Development Services Department recommends that T-959 be continued so that the appropriate revisions can be made and presented to the Planning Commission.

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, 9, 11, and 15.
2. That T-959 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.
3. That approval of T-959 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. Approval of a traffic study is required prior to submittal of the civil improvement plans.

5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. Details must be removed from the street sections.
7. A parcel map shall be filed to create parcels of different land use.
8. The following right of way dedications are required:
 - a. 30' for Azure Avenue (north side) and associated spandrels
 - b. 50' for Walnut Road and associated spandrels
 - c. 50' for Centennial Parkway and associated spandrels
 - d. 10' for Tropical Parkway (currently being changed to 100' width) and associated spandrels
 - e. Bus turnout on Walnut Road near Centennial Parkway and on Pecos Road near Tropical Parkway
 - f. Flared intersection at Centennial Parkway and Walnut Road
9. The City of North Las Vegas Master Plan of Streets and Highways call for Azure Avenue to be a 60 feet right of way, therefore owner shall apply to vacate 10 feet of the existing right of way.
10. Label and dimension the landscape and common areas to be maintained by the homeowners association.
11. 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.
12. Fiber optic conduit is required along Tropical Parkway and Walnut Road.
13. A minimum two means of paved access from existing streets to this site are required.
14. In accordance with Title 16.12.030, the required zoning must be identified on the map.
15. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
16. Fire Hydrants shall be provided in accordance with the Fire Code.
17. Fire lanes shall be designed and installed in accordance with the Fire Code.

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

Brian Psioda, of VTN Nevada, 2727 S. Rainbow Boulevard, Las Vegas, Nevada 89146 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to APPROVE T-959 per staff's recommendations subject to the following changes:

Condition #2c Deleted.

Condition #8b Changed to Read: "50' for Walnut Road and associated spandrels

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #16 SPR-34-02, #17 UN-91-02, #18 UN-93-02 and #19 UN-94-02 are related.

16) SPR-34-02 (8479) SUNBELT ENTERPRISES

An application submitted by Swisher and Hall Architects on behalf of Sunbelt Enterprises Fred Kauai, property owner, for a site plan review in a C-3 General Service Commercial District. The property is generally located at the southwest corner of Pecos Road and Craig Road. The Assessor's Parcel is 139-01-703-006.

This item was continued November 13th Planning Commission Meeting. The applicant has met with the Departments of Public Works and Development Services in order to address concerns in regard to the site plan. As a result of that meeting, the applicant has agreed to submit a revised site plan in order to address the concerns outlined by the staff report, however, such revisions have not been submitted. Therefore, the original recommendation of continuance remains.

RECOMMENDATION

The Development Services Department recommends that SPR-34-02 be continued indefinitely in order for the applicant to submit building elevations for all the proposed structures, and in order to address the concerns of the Public Works Department:

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

1. Standard Conditions: 4, 6, and 11.
2. That the development shall be in compliance with the Commercial Design Standards including but not limited to the following:
 - a. Pads A, B, C and D shall be relocated to the front of the site along Pecos Road at the minimum setback.
 - b. All buildings shall be of a uniform architectural design subject to review and approval by staff.
 - c. Color samples shall be submitted at the time of building permit request and shall be earth tone or neutral colors indigenous to the Las Vegas Valley and its surrounds.
 - d. That perimeter landscaping shall be provided within the Nevada Power easement along the I-15 off-ramp as depicted by the site plan. In the event that planting is restricted or limited to an amount less than required by code, the applicant shall dedicate additional width to that landscaping area in order to meet the minimum plant density requirement of 60% coverage.
 - e. That one (1) minimum six-foot-wide parking lot landscape island shall be provided at the ends of all parking rows, and one (1) additional island shall be provided within each parking row for every 15 consecutive stalls.
 - f. Foundation landscaping shall be provided, where appropriate, adjacent to all buildings including the pads, subject to review and approval by staff.
3. That no more than 40% of the overall floor area on the site (approximately 70,480 square feet) shall be utilized as warehousing at any given time.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Approval of a traffic 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.
7. A water network analysis must be submitted with the civil improvement plans.

8. The site plan shall be revised to relocate the northerly driveway on Pecos Road to a minimum 200 feet from the intersection.
9. A portion of the parking and landscape area is delineated within the Craig Road right of way area recently dedicated to the City of North Las Vegas by Document #20020422:02482. The site plan shall be revised to accommodate this dedication.
10. The existing waterline must be shown on the plan and a utility easement granted for the same.
11. Power pole locations shall be shown on the plan.
12. The following right of way dedications are required:
 - a. thirty feet (30.00') for Corporate Center Drive.
 - b. bus turnout on Pecos Road south of Craig Road.
 - c. flared intersection at Pecos Road and Craig Road per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.

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

Mark McGinty, 7373 Peak Avenue Suite 250, Las Vegas, Nevada 89128 appeared on behalf of the applicant who stated he concurs with a two (2) week continuance on this item.

Commissioner Joy Diaz MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE SPR-34-02 to the 12/11/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 12/11/02.

Items #16 SPR-34-02, #17 UN-91-02, #18 UN-93-02 and #19 UN-94-02 are related.

17) UN-91-02 (8487) SUNBELT ENTERPRISES (Public Hearing)

An application submitted by Swisher and Hall Architects on behalf of Sunbelt Enterprises, Fred Kauai, property owner, for a use permit in a C-3 General Service Commercial District to allow a convenience food restaurant. The property is generally located at the southwest corner of Pecos Road and Craig Road. The Assessor's Parcel is 139-01-703-006.

This item was continued November 13th Planning Commission Meeting. The applicant has proposed to submit revisions to the underlying site plan review application, however, such revisions have not been submitted. Therefore, the original recommendation of continuance remains.

RECOMMENDATION

The Development Services Department recommends that UN-91-02 be continued until such time that a site plan and building elevations are approved in conjunction with this application or a related site plan review.

If however the Planning Commission were to find that approval of this item is warranted at this time the following conditions are recommended:

1. Standard Condition: 8, 10, 11 and 12.
2. That the use permit shall be valid only upon Planning Commission approval of a site plan for the overall shopping center, and that the use be developed in accordance with such site plan, and all conditions of approval, as approved or amended by the Planning Commission.
3. That building elevations shall be consistent with the anchor portion of the overall shopping center, and be subject to review and approval by staff.

Mark McGinty, 7373 Peak Avenue Suite 250, Las Vegas, Nevada 89128 appeared on behalf of the applicant who stated he concurs with a two (2) week continuance on this item.

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 Commissioner Jo Cato SECONDED to CONTINUE UN-91-02 to the 12/11/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 12/11/02.

Items #16 SPR-34-02, #17 UN-91-02, #18 UN-93-02 and #19 UN-94-02 are related.

18) UN-93-02 (8492) SUNBELT ENTERPRISES (Public Hearing)

An application submitted by Swisher and Hall Architects on behalf of Sunbelt Enterprises, Fred Kauai, property owner, for a use permit in a C-3 General Service Commercial District to allow a convenience food restaurant. The property is generally located at the southwest corner of Pecos Road and Craig Road. The Assessor's Parcel is 139-01-703-006.

This item was continued November 13th Planning Commission Meeting. The applicant has proposed to submit revisions to the underlying site plan review application, however, such revisions have not been submitted. Therefore, the original recommendation of continuance remains.

RECOMMENDATION

The Development Services Department recommends that UN-93-02 be continued until such time that a site plan and building elevations are approved in conjunction with this application or a related site plan review.

If however the Planning Commission were to find that approval of this item is warranted at this time the following conditions are recommended:

1. Standard Condition: 8, 10, 11 and 12.
2. That the use permit shall be valid only upon Planning Commission approval of a site plan for the overall shopping center, and that the use be developed in accordance with such site plan, and all conditions of approval, as approved or amended by the Planning Commission.
3. That building elevations shall be consistent with the anchor portion of the overall shopping center, and be subject to review and approval by staff.

Mark McGinty, 7373 Peak Avenue Suite 250, Las Vegas, Nevada 89128 appeared on behalf of the applicant who stated he concurs with a two (2) week continuance on this item.

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 Jo Cato MOVED and Commissioner Joy Diaz SECONDED to CONTINUE UN-93-02 to the 12/11/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 12/11/02.

Items #16 SPR-34-02, #17 UN-91-02, #18 UN-93-02 and #19 UN-94-02 are related.

19) UN-94-02 (8491) SUNBELT ENTERPRISES (Public Hearing)

An application submitted by Swisher and Hall Architects on behalf of Sunbelt Enterprises, Fred Kauai, property owner, for a use permit in a C-3 General Service Commercial District to allow a convenience food restaurant. The property is generally located at the southwest corner of Pecos Road and Craig Road. The Assessor's Parcel is 139-01-703-006.

This item was continued November 13th Planning Commission Meeting. The applicant has proposed to submit revisions to the underlying site plan review application, however, such revisions have not been submitted. Therefore, the original recommendation of continuance remains.

RECOMMENDATION

The Development Services Department recommends that UN-94-02 be continued until such time that a site plan and building elevations are approved in conjunction with this application or a related site plan review.

If however the Planning Commission were to find that approval of this item is warranted at this time the following conditions are recommended:

1. Standard Condition: 8, 10, 11 and 12.
2. That the use permit shall be valid only upon Planning Commission approval of a site plan for the overall shopping center, and that the use be developed in accordance with such site plan, and all conditions of approval, as approved or amended by the Planning Commission.
3. That building elevations shall be consistent with the anchor portion of the overall shopping center, and be subject to review and approval by staff.

Mark McGinty, 7373 Peak Avenue Suite 250, Las Vegas, Nevada 89128 appeared on behalf of the applicant who stated he concurs with a two (2) week continuance on this item.

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 Commissioner Joy Diaz SECONDED to CONTINUE UN-94-02 to the 12/11/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 12/11/02.

Items #20 AMP-59-02 and #21 VAC-26-02 are related.

20) AMP-59-02 (8108) WESTWIND (Public Hearing)

An application submitted by Signature Homes on behalf of Plaster Development Co., Inc., property owner, for an Amendment to the Master Plan of Streets and Highways to realign San Mateo Street commencing at Racel Street and proceeding north approximately 800 feet, to realign Racel Street commencing approximately 250 feet west of Valley Drive and proceeding west approximately 1,400 feet; to increase Racel Street from 60 feet to 68 feet in width between Decatur Boulevard and Valley Drive; to reduce Decatur Boulevard from 120 feet to 110 feet in width between Grand Teton Drive and Horse Drive; to reduce Grand Teton Drive from 100 feet to 96 feet in width between Decatur Boulevard and Valley Drive; to reduce Valley Drive from 80 feet to 68 feet in width between Grand Teton Drive and Horse Drive; and to delete San Mateo Street between Grand Teton Drive and Racel Street. The Assessor's Parcel Numbers are 124-07-301-011, 124-07-301-012, 124-07-301-002, 124-07-301-003, 124-07-401-005, 124-07-401-006 and 124-07-401-007.

This item was continued from the October 9th and November 13th Planning Commission meetings.

RECOMMENDATION:

The Development Services Department recommends that AMP-59-02 be denied due to opposition by the Fire Department and the Department of Public Works.

Prior to the Planning Commission meeting, the applicant requested this item be WITHDRAWN.

The item was WITHDRAWN.

Items #20 AMP-59-02 and #21 VAC-26-02 are related.

21) VAC-26-02 (8106) WESTWIND (Public Hearing)

An application submitted by Signature Homes on behalf of Plaster Development Co., property owner, for a vacation of San Mateo Street right-of-way commencing at Racel Street and proceeding north approximately 667 feet and to vacate Racel Street right-of-way commencing at San Mateo Street and proceeding east approximately 735 feet. The Assessor's Parcel Numbers are 124-07-401-005, 006 and 124-07-301-002 and 003, and 124-07-301-011 and 012 .

This item was continued from the October 9th and November 13th Planning Commission meetings.

RECOMMENDATION:

The Development Services Department recommends that VAC-26-02 be denied because of concerns by the Departments of Fire and Public Works, and because the applicant has not adequately demonstrated that the vacation request is warranted.

Prior to the Planning Commission meeting, the applicant requested this item be WITHDRAWN.

The item was WITHDRAWN.

22) FDP-09-02 (8296) CENTENNIAL/PECOS

An application submitted by KB Home Nevada, Inc., property owner, for a Final Development Plan review in a PUD Planned Unit Development District consisting of 611 single family dwellings . The property is generally located at the northwest corner of Tropical Parkway and Pecos Road. The Assessor's Parcel Number is 124-25-601-006.

This application was continued from the Planning Commission meeting of November 13, 2002 to allow the applicant time to discuss the item with the Planning Department. The applicant has not submitted a new site plan or discussed the changes at this time.

(from the 11/13/02 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that FDP-09-02 be continued indefinitely to allow the applicant time to meet with the Parks and Recreation Department and address their concerns.

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

1. Applicant shall abide by the conditions of approval of T-924 and ZN-48-01.
2. Applicant must abide by all conditions of the approved traffic study.
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. The drainage easement along the eastern property line (east of lots 17, 18, 39, 40 and 52) is unacceptable. Per the conditions of approval of T-924, the final approval of the extent and configuration of the easement is subject to an approved drainage study.
6. The side lot drainage and utility easements shall conform to North Las Vegas Municipal Code 17.24.210.D.4.a.
7. Remove aggregate base thickness from the typical street sections.
8. Size and type of picnic shelters must be indicated and approved by Parks and Recreation Department.
9. Type of lighting and light levels must be indicated and approved by Parks and Recreation Department.
10. Type of surface of path way must be indicated by the developer and approved by Parks and Recreation Department.
11. Details of the playgrounds must be provided by the developer, including equipment to be supplied, manufacturer, and number of pieces, and approved by Parks and Recreation Department.

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

Brian Psioda, of VTN Nevada, 2727 S. Rainbow Boulevard, Las Vegas, Nevada 89146 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE FDP-09-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

PUBLIC FORUM

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

The following member of the public came forward:

Bob Borgersen, 4751 Possum Berry, North Las Vegas, Nevada 89031

Mr. Borgersen stated he wants to wish the members of the Planning Commission and staff a Happy Thanksgiving and safe holidays.

DIRECTOR'S BUSINESS: None

CHAIRMAN'S BUSINESS: None

ADJOURNMENT: 8:05 PM

A motion to ADJOURN the November 26, 2002 meeting of the Planning Commission of the City of North Las Vegas was made by Chairman Dean Leavitt. Vice-Chairman Anita Wood SECONDED the motion.

Dean Leavitt, Chairman

ATTEST:

Ted Karant, Recording Secretary