

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 available on the internet at:

www.cityofnorthlasvegas.com

February 12, 2003

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:

Donna Kristaponis, Development Services Director
Steve Baxter, Planning Manager
Marc Jordan, Principal Planner
Bob Hoyes, 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 Marilyn Kirkpatrick

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 January 22, 2003.

Commissioner Nelson Stone MOVED and Commissioner Joy Diaz SECONDED to APPROVE the minutes of the January 22, 2003 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-20-03 (9551) CENTURY ONE

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Centex Homes and accept the Subdivision Bond in the amount of \$918,080.02.

B) PW-21-03 (9552) WESTERN CASEWORK

Accept the Commercial Developments Off-Site Improvements Agreement by Western Casework and accept the Cash-In-Lieu-Of Bond in the amount of \$13,050,18.

C) PW-22-03 (9553) NVE NORTH VALLEY COURT, UNIT 1

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by North Valley Enterprises, LLC and accept the Subdivision Bond in the amount of \$819,222.25.

D) PW-23-03 (9554) CENTENNIAL BRUCE EAST 40 ACRES, 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 \$269,142.34.

E) PW-24-03 (9573) CENTENNIAL BRUCE NORTH 40 ACRES, UNIT 1.

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 \$289,473.64 for phase 1, \$122,427.25 for phase 2 and \$123,937.33 for phase 3.

F) PW-25-03 (9603) MARAVILLA, UNIT 1

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Maravilla LLC and accept the Subdivision Bond in the amount of \$1,165,446.70.

G) PW-26-03 (9621) SHADOW SPRINGS, PHASE 1, UNIT 1

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by KB Home Nevada, Inc. and accept the Performance Bond in the amount of \$669,817.67.

H) PW-27-03 (9622) SHADOW SPRINGS, PHASE 1, UNIT 3

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by KB Home Nevada, Inc. and accept the Performance Bond in the amount of \$529,625.31.

I) PW-28-03 (9623) SHADOW SPRINGS, PHASE 1, UNIT 4

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by KB Home Nevada, Inc. and accept the Performance Bond in the amount of \$755,734.38.

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE Consent Agenda Items D and F to the 2/26/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to APPROVE Consent Agenda Items A,B,C,E,G,H and I.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

1) UN-86-98 (1525) LIBERTY RECYCLING (Public Hearing)

An application submitted by Irma Huerta for an annual review of a use permit allowing a salvage center in an M-2 General Industrial District located at 130 West Owens Avenue. The Assessor's Parcel Number is 139-22-811-029.

Recommendation:

The Development Services Department recommends that the annual review for UN-86-98 be approved and forwarded to the Redevelopment Agency. Further, staff recommends that this be the final annual review.

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

Irma Huerta, 130 W. Owens 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. No participants came forward. The Public Hearing was closed.

Commissioner Jo Cato MOVED and Commissioner Joy Diaz SECONDED to APPROVE UN-86-98 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

2) UN-20-00 (9191) JUKE JOINT (Public Hearing)

An application submitted by WJR Partnership, property owner, for an extension of time for a use permit in an M-2 General Industrial District to allow the "on sale" of alcoholic beverages in conjunction with a restaurant/lounge. The property is generally located north of Craig Road and approximately 177 feet west of Lamb Boulevard. The Assessor's Parcel Number is 140-06-610-032.

RECOMMENDATION:

The Development Services Department recommends that the Planning Commission grant a six-month extension of time for UN-20-00 subject to the following conditions:

1. That all previous conditions of approval for UN-20-00 shall apply; and
2. That UN-20-00 shall expire on June 12, 2003.

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

Harold Foster, 3230 Polaris Avenue #23, Las Vegas, Nevada 89102 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 Jay Aston **SECONDED** to **APPROVE** UN-20-00 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

The item was APPROVED.

3) UN-42-01 (9198) WINCHELLS' PUB & GRILL (Public Hearing)

An application submitted by R. Win Management Corp., on behalf of Simmons Properties, LLC., property owner, for an extension of time for a use permit in a C-1 Neighborhood Commercial District to allow the "On Sale" of alcoholic beverages in conjunction with a pub and grill. The property is located west of Simmons Street and approximately 110 feet north of Hammer Lane. The Assessor's Parcel Number is 124-32-102-003.

RECOMMENDATION:

The Development Services Department recommends that the Planning Commission grant a six-month extension of time for UN-42-01, subject to the following amended conditions:

9. That development of the proposed bar and grill shall comply with the revised floor plan and building elevations dated December 16, 2002.

11. That UN-42-01 shall expire on June 27, 2003.

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

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

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

Leo Havran, 3115 W. Hammer Lane, North Las Vegas, Nevada 89031

Mr. Havran stated he is concerned about a bar opening across the street from a school and wondered if the new homes under construction in the area are being notified of this new project.

Commissioner Nelson Stone stated he is familiar with this location and the school Mr. Havran referred to is located approximately 1,000 feet away from the proposed location. Commissioner Stone also asked staff about notifying homeowners in the area.

Mr. Jordan stated that property owners on record are notified of proposed projects in their area and the homes Mr. Havran referred to are currently under construction and have not yet been acquired by any homeowners.

Chairman Leavitt closed the Public Hearing.

Commissioner Joy Diaz **MOVED** and Commissioner Marilyn Kirkpatrick **SECONDED** to **APPROVE** UN-42-01 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

The item was APPROVED.

Item #4 ZN-08-03 and #5 T-978 are related.

4) ZN-08-03 (9325) CARMENA (Public Hearing)

An application submitted by Centex Homes on behalf of Gary and Carmena Okeefe, property owners, for reclassification of property from an R-2 Two-Family Residential District to an R-1 Single-Family Residential District. The property is generally located at the southeast corner of Azure Avenue and Donna Street. The Assessor's Parcel Numbers are 124-26-201-001, 124-26-201-002, 124-26-201-003, 124-26-201-004, 124-26-202-005 and 124-26-202-007.

RECOMMENDATION:

The Development Services Department recommends that ZN-08-03 receive a favorable recommendation and that this item be forwarded to the City Council for permanent zoning to the R-1 Single Family Residential District by ordinance.

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

Bobby Lewis, of Orion Engineering, 3068 E. Sunset Road Suite 9, Las Vegas, Nevada 89130 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to APPROVE ZN-08-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #4 ZN-08-03 and #5 T-978 are related.

5) T-978 (9326) CARMENA

An application submitted by Centex Homes, on behalf of Gary and Carmena Okeefe, property owners, for a tentative map review in an R-1 Single-Family Residential District consisting of 101 single family dwellings. The property is generally located at the southeast corner of Azure Avenue and Donna Street. The Assessor's Parcel Number is 124-26-201-001, 124-26-201-002, 124-26-201-003, 124-26-201-004, 124-26-202-005 and 124-26-202-007.

RECOMMENDATION

The Development Services Department recommends that T-978 be approved with the following conditions:

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 Public Works Department concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. A water network analysis must be submitted with the civil improvement plans.
5. 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.
6. The off-site storm drain construction must conform to the North Neighborhood Flood Control Master Plan.
7. The following right-of-way dedication is required:
 - a. forty feet (40.00') for Bruce Street.
 - b. thirty feet (30.00') for Azure Avenue.
8. The addition shall comply with the Single Family Design Standards including but not limited to: a minimum of 10 feet of side lot landscaping which may include a sidewalk shall be placed along all side yards adjacent to a right of way.
9. That the perimeter walls be owned and maintained by the homeowners' association; and
10. That the developer disclose to prospective home buyers that corner side yard landscape areas, if applicable, are reserved exclusively for landscaping; and
11. 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
12. All residential units shall be provided with fire sprinklers, unless the applicant provides an alternative acceptable to the City prior to recording the final map.
13. A minimum of two remote paved streets shall be provided from existing streets.
14. 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.

15. All prospective homeowners shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm. The notice shall also state that R.C. Farms, in part, is protected by state statutes as an agricultural use.
16. The Tentative Map shall be null and void if ZN-08-03 is not approved by the City Council.

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

Bobby Lewis, of Orion Engineering, 3068 E. Sunset Road Suite 9, Las Vegas, Nevada 89130 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-978 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

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

6) FDP-05-03 (9146) CORTEZ HEIGHTS

An application submitted by Woodside Homes on behalf of Portola Development Company LC, property owner, for a Final Development Plan review in a PUD Planned Unit Development District consisting of 240 single family dwellings. The property is generally located at the northeast corner of Washburn Road and North Fifth Street. The Assessor's Parcel Numbers are 124-35-201-002 and 124-35-201-003.

RECOMMENDATION

The Development Services Department recommends that FDP-05-03 be approved subject to the following conditions:

1. That the development comply with all applicable conditions of Ordinance No. 1714 (ZN-94-02); and
2. A traffic study update is required with queuing analysis if the entry streets are to be gated.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Clark County Public Works Department concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. The off-site storm drain construction must conform to the North Neighborhood Flood Control Master Plan.
6. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
7. The following rights-of-way dedication are required:
 - a. Additional right of way for a flared intersection at North 5th Street and Washburn Road.
 - b. Bus turnout on North 5th Street north of Washburn Road.
8. On street parking will be prohibited. Guest parking must be provided at the following rate:
 - a. One off-street parking space within 300 feet of homes with 5-foot driveways.
 - b. One additional off-street parking space per 5 dwelling units located within 300 feet of the dwelling unit it is intended to serve.
9. The entry drive on North Fifth Street must match the entry on Donna Street; and
10. That the submitted site plan shall be amended as appropriate to comply with all conditions of approval. Two 24" x 36" copies and one 8-1/2" x 11" copy of the revised final development plan shall be submitted to Planning; and
11. That all conditions mentioned herein be satisfied prior to recording any final map.

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

George Garcia, 2501 N. Green Valley Parkway Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant.

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE FDP-05-03 per staff's recommendations subject to the following changes:

Condition #8a Deleted.

Condition #9 Deleted.

The motion carried by MAJORITY vote with Commissioner Joy Diaz voting against the motion and Commissioner Nelson Stone abstaining from voting on this item due to a business interest.

The item was APPROVED.

7) SPR-06-03 (9277) FLOYD MELDRUM

An application submitted by Floyd Meldrum, property owner, for a site plan review in an M-2 General Industrial District for a warehouse to store raw materials and finished products. The applicant is also requesting waivers to the Industrial Design Guidelines requiring landscaping islands in the parking lot, foundation landscaping and the 20 feet of perimeter landscaping. The property is located at the southwest corner of Gilmore Street and Donna Avenue. The Assessor's Parcel Number is 139-11-201-002.

RECOMMENDATION

The Development Services Department recommends that SPR-06-03 be approved with the following conditions of approval:

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. Verification of Union Pacific acceptance of the proposed new railroad easement as shown on the site plan before the issuance of a building permit.
4. A consistent level of architectural detailing must be provided on all four sides of the building.
5. Compliance with the requirements of the Industrial Design Standards will be required with the following exceptions:
 - a. Landscaping islands in the parking lot; and
 - b. Foundation landscaping and a sidewalk will be required on the east side of the building at customer entrance areas only.
6. That landscaping along Gilmore Avenue shall be installed in accordance with the Industrial Design Standards.

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

Gary Condron, 6280 S. Valley View Avenue, Las Vegas, Nevada (no zip stated) appeared on behalf of the applicant.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE SPR-06-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

8) T-977 (9279) ANN & FERRELL COMMERCIAL CENTER

An application submitted by Gerald Garapich Architects and WRG Design, Inc., on behalf of Madison B. and Susan M. Graves, property owners, for a tentative map review in a C-1 Neighborhood Commercial District consisting of approximately 6.44 acres. The property is generally located north of Ann Road and 240 feet east of Ferrell Street. The Assessor's Parcel Number is 124-29-402-010.

RECOMMENDATION

The Development Services Department recommends that T-977 be approved subject to the following conditions:

1. That the two proposed driveways along Simmons Street shall be consolidated into a single shared commercial driveway.
2. That a sidewalk separated by a minimum five feet of landscaping from the back-of-curb shall be provided along Simmons Street.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. A water network analysis must be submitted with the civil improvement plans.
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.
7. Prior to submitting a conformed tentative map, the boundary of the map needs to be more clearly defined. The letter of intent states that the development is a one lot commercial subdivision, the map appears to have more than one lot.
8. The drive on Ann Road will be limited to right in, right out access unless it is located 660' from an intersection.
9. 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.

Brad Jones, 2260 Corporate Circle Suite 430, Henderson, Nevada 89012 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Nelson Stone **MOVED** and Commissioner Joy Diaz **SECONDED** to **APPROVE** T-977 per staff's recommendations subject to the following change:

Condition #1 Changed to Read: That the two proposed driveways along Farrell Street shall be consolidated into a single shared commercial driveway.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

OLD BUSINESS

9) SPA-02-02 (8695) STORAGE WEST

An application submitted by Thompson Neon Sign Co. on behalf of LAACO Ltd., property owner, for an appeal of an administrative decision to deny a freestanding sign. The property is located at 2840 W Craig Road. The Assessor's Parcel Number is 139-05-601-036.

This application was continued from the January 08, 2003 Planning Commission Meeting at the request of the applicant.

This application was continued from the December 11, 2002 Planning Commission Meeting at the request of the applicant.

(from the 12/11/02 Planning Commission meeting):

RECOMMENDATION

The Development Services Department recommends that SPA-02-02 be denied.

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

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

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

Condition #1 Added to Read: "That the sign not exceed 15 feet in height."

Condition #2 Added to Read: "Monument sign to be as is depicted in Exhibit A."

Condition #3 Added to Read: "Sign be situated as far west as possible within landscaped area"

Condition #4 Added to Read" "Illumination shall be subject to staff review and approval."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

10) UN-05-03 (9017) RINKERTON CONCRETE BATCH PLANT (Public Hearing)

An application submitted by North Valley Enterprises, LLC, property owner, for a use permit in a PUD MPC Planned Unit Development Master Planned Community District to allow a temporary concrete batch plant. The property is generally located approximately 720 feet south of Elkhorn Drive and approximately 1,176 feet east of Simmons Street. The Assessor's Parcel Number is 124-17-501-001.

This application was continued from the January 22, 2003 Planning Commission Meeting at the request of the applicant.

This item was continued from the January 8th, Planning Commission Meeting at the applicant's request.

(from the January 8, 2003 Planning Commission meeting):

RECOMMENDATION

The Development Services Department recommends that UN-05-03 be approved subject to the following conditions:

1. Standard Conditions: 10, 11 and 12.
2. That the hours of operation be limited from 7:00 a.m. to dusk Monday through Friday.
3. That batching operation shall be limited to meet only the needs of the ongoing construction within the limits of the Aliante Master Planned Community.
4. That in no instance shall materials produced or "batched" at the site be exported for use outside of the Aliante Master Planned Community other than materials to be used for offsite improvements as are/or may be required.
5. That the batch plant shall be operated in conformance with Clark County air quality standards, and that all necessary air quality and dust mitigation permits shall be secured prior to commencing of any operation.
6. That UN-05-03 shall be valid for a period of one (1) year and expire on January 08, 2004 at which time the use shall cease, and the area shall be cleared and reverted back to its original state or developed with those uses permitted by ZN-105-02; and that extensions of time may be granted for a period of not more than one (1) year each.
7. That driveways shall be paved with asphaltic concrete pavement at a minimum width of 32 feet.
8. That the drive on Elkhorn Road must conform to the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 225.

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

The item was WITHDRAWN.

11) ZOA-01-03 (9315) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Section 17.20.160(B) (5) of Title 17 of the North Las Vegas Municipal Code (Zoning Ordinance) by adding subsection C to allow lots smaller than 4,500 square feet in Planned Unit Development Districts, providing the net residential density is 5.8 dwelling units per acre or less and providing the size of the PUD is at least 100 acres.

This item was continued from the January 22, 2003 Planning Commission at the request of the Planning Staff.

(from the January 22, 2003 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that ZOA-01-03 be approved as follows:

17.20.160 B.5 Residential Density in PUDs.

c. (Add) The Planning Commission and City Council may consider detached single family residential lots on less than 4,500 square feet in a Planned Unit Development if the following criteria are met:

i. the PUD is between 100 and 499 acres in size;

ii. the net detached residential density shall not exceed 5.8 dwelling units per acre for the entire PUD.

Prior to the Planning Commission meeting, staff 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 Commissioner Joy Diaz SECONDED to CONTINUE ZOA-01-03 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

12) UN-06-03 (9089) THOMAS J. & DEBORAH J. CLARK (Public Hearing)

An application submitted by Thomas J. and Deborah J. Clark, property owners, for a use permit in an R-E Ranch Estates District to allow a 5,000 square foot accessory building. The property is located at 5220 Styers Street. The Assessor's Parcel Number is 124-31-602-023.

This application was continued from the January 22, 2003 Planning Commission Meeting at the request of the applicant.

RECOMMENDATION

The Development Services Department recommends that UN-06-03 be approved subject to the following conditions.

1. That the proposed structure be designed, constructed and finished to match the house including but not limited to the following:
 - a. That the structure be finished with stucco.
 - b. That the structure be painted to match the house.
 - c. That S-type roofing tile be used to match the house.
 - d. That any mechanical equipment be ground, or attic mounted.
2. That the accessory structure shall be utilized for personal use only, and not for commercial purposes.
3. That the applicant must provided paved access to the accessory building.
4. The property owner must provided a restrictive covenant for the deferred off-site improvements. Contact Mary Griego, Real Property Agent, at 633-2087 for additional information.

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

Thomas J. Clark, 5220 Styers Street, North Las Vegas, Nevada 89031 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 Nelson Stone **SECONDED** to **APPROVE** UN-06-03 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.

No members of the public came forward.

DIRECTOR'S BUSINESS: None

CHAIRMAN'S BUSINESS: None

ADJOURNMENT: 8:30 PM

A motion to ADJOURN the February 12, 2003 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