

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

March 26, 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, Absent

STAFF PRESENT:

Donna Kristaponis, Development Services Director
Steve Baxter, Planning Manager
Marc Jordan, Principal Planner
Bob Hoyes, Planner
Randy Cagle, Public Works
Clete Kus, Transportation Services
Jimmy Johnson, 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

Chairman Dean Leavitt

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

CONSENT AGENDA

A) PW-43-03 (10103) ALIANTE PARCEL 21

Approve the Final Map.

B) PW-44-03 (10104) ALIANTE PARCEL 23

Approve the Final Map.

C) PW-45-03 (10105) ALIANTE PARCEL 24 (ORION ENGINEERING)

Approve the Final Map.

D) PW-46-03 (10106) ALIANTE PARCEL 24 (G.C. WALLACE)

Approve the Final Map.

E) PW-47-03 (10107) ALIANTE PARCEL 25

Approve the Final Map.

F) PW-48-03 (10108) ALIANTE PARCEL 26, UNIT 1

Approve the Final Map.

G) PW-49-03 (10109) ALIANTE PARCEL 27

Approve the Final Map.

H) PW-50-03 (10111) ALIANTE PARCEL 28

Approve the Final Map.

I) PW-51-03 (10112) ALIANTE PARCEL 29

Approve the Final Map.

J) PW-52-03 (10113) ELDORADO NO. 8 RCL 17

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify United Pacific Insurance Company to release the Subdivision Bond in the amount of \$297,246.35.

K) PW-53-03 (10114) ELDORADO NO.8 RCL 18

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify United Pacific Insurance Company to release the Subdivision Bond in the amount of \$275,785.40.

L) PW-54-03 (10115) PARISH CENTER ST. JOHN NEUMANN CATHOLIC PARISH

Accept the Commercial Developments Off-Site Improvements Agreement by the Roman Catholic Bishop of Las Vegas and accept the Performance Bond in the amount of \$141,115.00.

M) PW-55-03 (10116) FIESTA DEL NORTE, UNIT 1

Approve the Final map and the Subdivision Off-Site Improvements Agreement by Pardee Homes of Nevada and accept the Performance Bond in the amount of \$1,051,868.90.

N) PW-56-03 (10117) FIESTA DEL NORTE, UNIT 2

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Kimball Hill Homes Nevada, Inc. and accept the Subdivision Bond in the amount of \$959,439.75.

O) PW-57-03 (10119) FIFTH AND FARM, UNIT II

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Beazer Homes Holding Corp. and accept the Subdivision Bond in the amount of \$1,128,131.95.

P) PW-58-03 (10120) TIERRA DE LAS PALMAS VILLAGE 1, UNIT 1

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Developers Insurance Company to release the Subdivision Bond in the amount of \$320,224.58.

Q) PW-59-03 (10121) GLENEAGLES, UNIT 3

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Insurance Company of the West to release the Off-Site Improvement Bond in the amount of \$790,224.44.

R) PW-60-03 (10122) NVE ACTIVE ADULT, UNIT 7A

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by North Valley Enterprises, LLC and accept the Performance Bond in the amount of \$1,155,337.98.

Commissioner Nelson Stone MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE Consent Agenda Items A through R.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

Item #1 ZN-49-02 and #2 UN-36-02 are related.

1) ZN-49-02 (9760) MARAVILLA (Public Hearing)

An application submitted by Dave McEntire on behalf of Maravilla LLC, property owner, to amend one condition of approval for a PUD Planned Unit Development District (Ordinance 1715) to read “that the commercial area not exceed 4.066 net acres.” The property is generally located at the northwest corner of Ann Road and Valley Drive. The Assessor’s Parcel Numbers are 124-30-401-020 and 124-30-401-021.

RECOMMENDATION:

The Development Services Department has no objections to amending Condition No. 41 of Ordinance No. 1715 (ZN-49-02) to read as follows:

“That the commercial area not exceed 4.066 net acres; and”

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

Susan Johnston, of G.C. Garcia, 2501 N. Green Valley Parkway, Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant and stated she concurs with staff’s recommendations.

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

Commissioner Jay Aston MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-49-02 per staff’s recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #1 ZN-49-02 and #2 UN-36-02 are related.

2) UN-36-02 (9755) MARAVILLA (Public Hearing)

An application submitted by Dave McEntire, on behalf of Maravilla LLC, property owner, for an extension of time on a use permit in a PUD Planned Unit Development District to allow the “on-sale” of alcoholic beverages in conjunction with a supper club. The property is generally located at the northwest corner of Ann Road and Valley Drive. The Assessor’s Parcel Number is 124-30-401-021.

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

Susan Johnston, of G.C. Garcia, 2501 N. Green Valley Parkway, Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant and 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 Jay Aston SECONDED to APPROVE UN-36-02 per staff’s recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #3 AMP-12-03 and #4 ZN-18-03 are related.

3) AMP-12-03 (9757) CLARK COUNTY SCHOOL DISTRICT (Public Hearing)

An application submitted by the Clark County School District, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designations of LDR Low Density Residential, MDR Medium Density Residential and M-HDR Medium-High Density Residential to a PSP Public/Semi-Public District. The property is generally located at the southwest corner of Dorrell Lane and Goldfield Street. The Assessor's Parcel Numbers are 124-22-601-001 and 124-22-701-001.

RECOMMENDATION:

The Development Services Department recommends approval of AMP-12-03 to change the Comprehensive Plan from LDR, Low Density Residential, MDR, Medium Density Residential and M-HDR, Medium-High Density Residential to Public / Semi-Public and that this item be forwarded to the City Council for final consideration.

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

Matt LaCroix, of the Clark County School District, 4212 Eucalyptus Annex, Las Vegas, Nevada 89121 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Vice-Chairman Anita Wood MOVED and Commissioner Nelson Stone SECONDED to APPROVE AMP-12-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #3 AMP-12-03 and #4 ZN-18-03 are related.

4) ZN-18-03 (9758) CLARK COUNTY SCHOOL DISTRICT (Public Hearing)

An application submitted by the Clark County School District, property owner, for reclassification of property from an R-E Ranch Estates District to a PSP Public/Semi-Public District. The property is generally located at the southwest corner of Dorrell Lane and Goldfield Street. The Assessor's Parcel Numbers are 124-22-601-001 and 124-22-701-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-18-03 receive a favorable recommendation and be forwarded to the City Council for permanent zoning to the PSP, Public / Semi-Public district.

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

Matt LaCroix, of the Clark County School District, 4212 Eucalyptus Annex, Las Vegas, Nevada 89121 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Vice-Chairman Anita Wood MOVED and Commissioner Nelson Stone SECONDED to APPROVE ZN-18-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

5) UN-60-01 (9759) NEXTEL COMMUNICATIONS (Public Hearing)

An application submitted by Nextel Communications on behalf of Terry Crawford, property owner, for an amendment to the conditions for a use permit in an M-1 Business Park Industrial District to allow an unmanned, digital mobile radio communications facility with a 50 foot high tower. The request is to remove the approved five-year period. The property is generally located at the southeast corner of Rome Boulevard and Palmer Street. The Assessor's Parcel Number is 124-24-801-001.

RECOMMENDATION:

The Development Services Department recommends approval of the request to remove the added condition from UN-60-01 allowing the cellular facility with a 50-foot high monopole tower for a five year period.

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

Nefi Garcia, of Nextel Communications, 750 E. Warm Springs Road, Suite 120, Las Vegas, Nevada 89119 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Vice-Chairman Anita Wood MOVED and Chairman Dean Leavitt SECONDED to APPROVE UN-60-01 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) UN-15-02 (9772) NEVADA PIC-A-PART (Public Hearing)

An application submitted by Nevada Pick-A-Part on behalf of Smith-Christensen Enterprises, LLC, property owner, for an amendment to a condition of approval to allow a metal wall where a decorative wall is required for a previously approved use permit for an automobile dismantling yard. The property is located at 5090 N. Lamb Boulevard. The Assessor's Parcel Number is 123-32-301-018.

RECOMMENDATION:

The Development Services Department recommends that the request to amend condition 3.3 be denied.

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

Chad Vellinga, 3311 S. Rainbow Boulevard, Suite 146, Las Vegas, Nevada 89146 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 Jo Cato SECONDED to APPROVE UN-15-02 per staff's recommendations.

The motion carried by MAJORITY vote with Vice-Chairman Anita Wood and Commissioner Marilyn Kirkpatrick voting against the motion and Commissioner Nelson Stone abstaining from voting on this item due to a business interest.

The item was APPROVED.

Item #7 VN-02-03 and #8 UN-10-03 are related.

7) VN-02-03 (9718) TRIED STONE BAPTIST CHURCH (Public Hearing)

An application submitted by Tried Stone Baptist Church, property owner, for a variance in an R-CL Single-Family Compact Lot Residential District to allow a 20 foot side yard setback where 50 feet is required. The property is located at 621 W. Carey Avenue. The Assessor's Parcel Number is 139-22-110-022.

RECOMMENDATION:

The Development Services Department recommends that VN-02-03 be approved as the proposal meets the criteria set forth in State Law and the City of North Las Vegas Municipal Code, with the following conditions:

1. The development shall generally conform to the site plan as submitted, with the new church located at the 20 foot front setback line and trees located every 12 feet on center along the east and south property lines.
2. That the church shall not exceed the proposed 20 feet in height adjacent to the reduced setback.
3. This variance shall become null and void if UN-10-03 is not approved.

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

Pastor R.W. Smith, 621 W. Carey Avenue, North 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. No participants came forward. The Public Hearing was closed.

Commissioner Jo Cato **MOVED** and Vice-Chairman Anita Wood **SECONDED** to **APPROVE** VN-02-03 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

The item was APPROVED.

Item #7 VN-02-03 and #8 UN-10-03 are related.

8) UN-10-03 (9412) TRIED STONE BAPTIST CHURCH (Public Hearing)

An application submitted by Tried Stone Baptist Church, property owner, for a use permit in an R-CL Single-Family Compact Lot Residential District to allow an expansion of 10,800 square feet to an existing church. The property is located at 621 West Carey Avenue. The Assessor's Parcel Number is 139-22-110-022.

The Department of Public Works recommends the following conditions of approval:

1. The construction of a new church building will require civil improvement plans for the site that include full half street improvements along Carey Avenue, Royal Street and Miller Avenue.
2. The site plan must be revised to include 32' wide commercial driveways.
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.
5. A water network analysis must be submitted with the civil improvement plans.
6. A merger and resubdivision or reversionary map is required to remove lot lines.
7. The applicant must dedicate right of way for the spandrel at Royal and Miller Avenue.
8. Parking will be prohibited on Carey Avenue. The developer will be required to install "NO PARKING" signs.

The following is provided for information only:

1. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Carey Avenue.
2. The property owner shall grant an easement for the commercial driveways prior to approval of the civil improvement plans.

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

Pastor R.W. Smith, 621 W. Carey Avenue, North 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. No participants came forward. The Public Hearing was closed.

Vice-Chairman Anita Wood MOVED and Commissioner Jo Cato SECONDED to APPROVE UN-10-03 per staff's recommendations subject to the following change:

Condition #11 Added to Read: "Hours of operation to be limited to 7:00 AM to 10:00 PM."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

9) UN-15-03 (9708) JUAN & AMPARO LIMON (Public Hearing)

An application submitted by Juan and Amparo Limon, property owners, for a use permit in an R-3 Multifamily Residential District to allow a single-family dwelling. The property is located at 2108 Bassler Street. The Assessor's Parcel Number is 139-24-210-151.

RECOMMENDATION:

The Development Services Department recommends that UN-15-03 be approved subject to the following conditions:

1. The applicant must comply with all provisions of the Single-Family Design Standards, including, but not limited to, concrete or clay tile, or other Class A Type roofing materials of a similar appearance to concrete or clay tile, shall be used.

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

Juan and Amparo Limon, 4449 LaRica Avenue, Baldwin Park, California 91706 appeared on behalf of the applicant who stated they concur with staff's recommendations.

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

Vice-Chairman Anita Wood MOVED and Commissioner Jay Aston SECONDED to APPROVE un-15-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

10) UN-16-03 (9740) CITY OF REFUGE CHURCH (Public Hearing)

An application submitted by the City of Refuge Church of God in Christ on behalf of Donald C. Bronson, property owner, for a use permit in an R-E Ranch Estates District to allow a church with child care and educational facilities. The property is located at the northwest corner of Fuselier Drive and Alexander Road. The Assessor's Parcel Number is 139-05-801-010.

RECOMMENDATION:

The Development Services Department recommends that UN-16-03 be approved subject to 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. A water network analysis must be submitted with the civil improvement plans.
4. An additional ten feet (10.0') of right-of-way must be dedicated for Alexander Road.
5. Construction of the half-street improvements for Alexander Road and Fuselier Drive are required with the development of the site.
6. The site plan must be revised to include 32' wide commercial driveways.
7. The development shall comply with all codes and ordinances including, but not limited to, parking requirements.

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

Pastor Donald Bronson, 8224 Fritzen Avenue, Las Vegas, Nevada 89131 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

- ▶ Jerry Dittman, 4112 N. Simmons, North Las Vegas, Nevada 89032

Mr. Dittman stated he opposes this item as he does not wish to see changes occur in the community to Ranch Estates.

- ▶ Sandy Allen, 3947 Fuselier Drive, North Las Vegas, Nevada 89032

Ms. Allen stated she opposes this item as she would prefer to see Ranch Estates preserved.

Chairman Leavitt closed the Public Hearing.

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE UN-16-03 to the 4/9/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/9/03.

11) UN-17-03 (9749) FIRST SPANISH BAPTIST CHURCH (Public Hearing)

An application submitted by Swisher & Hall, AIA on behalf of the First Spanish Baptist Church, property owner, for a use permit in an R-E Ranch Estates District Preservation Area to allow a church. The property is generally located at the northwest corner of Washburn Road and Allen Lane. The Assessor's Parcel Number is 124-31-604-011.

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

Mar McGinty, of Swisher & Hall Architects, 7373 Peak Drive, Suite 250, Las Vegas, Nevada 89128 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 stated this puts too many churches in too close of an area and stated she opposes this item.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Nelson Stone SECONDED to DENY UN-17-03 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Jay Aston voting against the motion.

The item was DENIED.

Item #12 VAC-07-03 and #13 VAC-08-03 are related.

12) VAC-07-03 (9675) NORTH VALLEY ENTERPRISES (Public Hearing)

An application submitted by North Valley Enterprises, LLC, property owner, for a vacation of the westerly 6 feet of Clayton Street right-of-way commencing at Centennial Parkway and proceeding north approximately 2,664 feet. The Assessor's Parcel Number is 124-20-000-002.

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 Nelson Stone MOVED and Commissioner Jo Cato SECONDED to APPROVE VAC-07-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #12 VAC-07-03 and #13 VAC-08-03 are related.

13) VAC-08-03 (9674) NORTH VALLEY ENTERPRISES (Public Hearing)

An application submitted by North Valley Enterprises, LLC, property owner, to vacate a portion of Aliante Parkway commencing approximately 663 feet north of Elkhorn Road and proceeding north approximately 893 feet. The Assessor's Parcel Number is 124-17-501-001.

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.

Vice-Chairman Anita Wood MOVED and Commissioner Jay Aston SECONDED to APPROVE VAC-08-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

14) FDP-10-03 (9751) CHEYENNE & SIMMONS

An application submitted by CP Development, property owner, for a Final Development Plan review in a PUD Planned Unit Development District, consisting of a mini storage facility. The property is generally located northeast corner of Simmons Street and Cheyenne Avenue. The Assessor's Parcel Number is 139-08-402-009.

RECOMMENDATION:

The Development Services Department recommends that FDP-10-03 be approved subject to the following conditions:

1. That the development of this site be in compliance with all applicable conditions of ZN-08-97, as amended; and
2. That Fire access lanes shall have turning radii and widths designed and installed in accordance with Fire Code requirements.

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

Bill Curran, of Curran & Parry, 300 S. 4th Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Nelson Stone MOVED and Commissioner Jo Cato SECONDED to APPROVE FDP-10-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

15) T-949 (9753) SUN CITY ALIANTE UNIT 4

An application submitted by North Valley Enterprises, L.L.C., property owner, for an amended tentative map review in a MPC/R-1 Single Family Residential/Master Planned Community District . The property is located approximately 1,500 feet north of Elkhorn Drive and 300 feet east of Simmons Street. The Assessor's Parcel Number is 124-17-501-001.

RECOMMENDATION

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

1. Standard Conditions: 4, 6, 11 and 15.
2. Per North Las Vegas Municipal Code 16.012.030 the following corrections and/or additions are required:
 - a. Add the approximate grades of streets.
 - b. Increase the size of the contour labels.
 - c. Add the direction of the flow for sanitary sewer.
 - d. Add a statement regarding protective covenants and deed restrictions.
3. New street names must be submitted to the City of Las Vegas Central Fire Alarm Office and the US Postal Service for review and approval prior to submittal of the conforming tentative map.
4. Dedicated access to the subject site must be provided prior to recordation of the final map.
5. Five copies of a revised tentative map incorporating the conditions of approval shall be submitted for review of the Public Works Department and the Planning Division prior to submittal of the final map. Prior to submitting the amended conformed tentative map, add a not to Lot A stating its purpose.

The application was presented by Bob Hoyes, 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 and stated he concurs with staff's recommendations.

Chairman Dean Leavitt MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE T-949 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

16) T-989 (9750) LA MADRE/FERRELL

An application submitted by Dakota 1 LLC on behalf of Eugene C & D Gail Diedrich, property owner, for a tentative map review in an R-E Ranch Estates District (proposed to R-1) consisting of 48 single family dwellings. The property is generally located at the northeast corner of La Madre Way and Ferrell Street. The Assessor's Parcel Number is 124-32-301-007.

RECOMMENDATION:

The Development Services Department recommends that T-989 be approved subject to the following conditions:

1. A traffic mitigation letter 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. A water network analysis must be submitted with the civil improvement plans.
4. 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.
5. Construction of off-site storm drain facilities must conform to the CNLV North Neighborhood Flood Control Master Plan.
6. The site must be modified to include an access ramp into the channel off of Ferrell Street. The "Typical Channel Access Ramp" is shown on Figure 710 of the Hydrologic Criteria and Drainage Design Manual.
7. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
8. The following right of way dedications are required:
 - a. Thirty feet (30.00') for La Madre Way and Ferrell Street;
 - b. Flood channel and access ramp right of way, width to be determined.
9. The entrance street must be revised to a minimum of sixty foot (60.0') right of way width.
10. 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.
11. A minimum of two means of access shall be provided for each group of 25 or more homes.
12. Cul-de-sacs provided for fire apparatus turnaround shall have the minimum 90-foot turning radii required by the Fire Code.
13. Lots 24 and 25 shall be redesigned to comply with ordinance requirements.
14. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development.
15. The applicant shall comply with the Single-Family Design Guidelines, including, but not limited to, providing 10 feet of landscaping (which may include the sidewalk) next to the corner side of all interior lots.

16. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
17. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
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 Bob Hoyes, Planner, on behalf of staff who indicated staff is recommending approval of this item.

Russell Skuse, 401 N. Buffalo Drive, Suite 100, Las Vegas, Nevada 89145 appeared on behalf of the applicant.

Commissioner JayAston MOVED and Commissioner Jo Cato SECONDED to APPROVE T-989 per staff's recommendations subject to the following change:

Condition #13 Changed to Read: "Lots 24 and 25 shall be redesigned to comply with ordinance requirements **as approved by staff.**"

The motion carried by UNANIMOUS vote.

The item was APPROVED.

OLD BUSINESS

Items #17 AMP-06-03 and #18 ZN-09-03 are related.

17) AMP-06-03 (9447) TIMBERS CENTER (Public Hearing)

An application submitted by ABD Properties, LLC on behalf of Kenyon, LP, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Office to Neighborhood Commercial. The property is generally located east of Simmons Street and approximately 630 feet north of Ann Road. The Assessor's Parcel Number is 124-29-801-002.

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

The item was WITHDRAWN.

Items #17 AMP-06-03 and #18 ZN-09-03 are related.

18) ZN-09-03 (9448) TIMBERS CENTER (Public Hearing)

An application submitted by ABD Properties LLC on behalf of Kenyon, LP, property owner, for reclassification of property from a C-P Professional Office Commercial District to a C-1 Neighborhood Commercial District. The property is generally located east of Simmons Street and approximately 630 feet north of Ann Road. The Assessor's Parcel Number is 124-29-801-002.

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

The item was WITHDRAWN.

19) SPR-07-03 (9413) PAWN PLUS

An application submitted by the Herche Miller Trust, property owner, for a site plan review in an M-2 General Industrial District to allow a waiver of the Sign Ordinance. The applicant is requesting a sign height of 28 feet, where the maximum allowable height is 18 feet. The property is located at 2820 East Craig Road. The Assessor's Parcel Number is 139-01-201-016.

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

The item was WITHDRAWN.

20) T-931 (9148) CENTURY ONE

An application submitted by Centex Homes on behalf of Centennial Parkway-Commerce LLC, property owner, for a review of conditions of a tentative map in an R-E Ranch Estates District (proposed R-2 Two-Family Residential District). The property is generally located at the southeast corner of Centennial Parkway and Revere Street. The Assessor's Parcel Number is 124-27-101-002.

(from the 1/22/03 Planning Commission meeting)

RECOMMENDATION

As the applicant has provided no compelling reason to grant the waiver, the Development Services Department recommends that the requested removal of Condition # 8 be denied. If the Planning Commission decides that approval is warranted the following amended condition is recommended:

19. That plastic, vinyl and similar materials shall not be permitted as part, or in whole, for the construction of any perimeter or turn walls or fences within this development.

(from the 3/26/03 Planning Commission meeting)

The applicant requested a continuance at the February 26, 2003 meeting. The applicant has not submitted any additional documentation or proposals from their original request.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 4/9/03 Planning Commission meeting.

Commissioner Nelson Stone MOVED and Commissioner Jo Cato SECONDED to CONTINUE T-931 to the 4/9/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/9/03.

Item # 21 AMP-08-03, #22 ZN-13-03, #23 AMP-11-03 and #24 ZN-17-03 are related.

21) AMP-08-03 (9565) CRAIG SIMMONS COMMERCIAL CENTER (Public Hearing)

An application submitted by MDL Group, on behalf of Robert Cohen, Gerald L. and Nancy L. Erwin, Heidi Boilini and the Matonovich Family Trust, property owners, for an Amendment to the Comprehensive Plan, land use element to change the current designation of VLDR Very Low Density Residential to LDR Low Density Residential. The property is generally located at the northeast corner of Simmons Street and San Miguel Avenue. The Assessor's Parcel Numbers are 139-05-701-008, 139-05-701-009, 139-05-702-004 and 139-05-702-006.

RECOMMENDATION

The Development Services Department recommends that AMP-08-03 be denied, because the proposed land use is inconsistent with the Ranch Estates Preservation Area.

The application was presented by Marc Jordan, Principal 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. The following participant came forward:

- ▶ Steve Jackson, 4221 Seth Drive, North Las Vegas, Nevada 89032

Mr. Jackson stated he would like to see this zoning remain R-E.

Chairman Leavitt closed the Public Hearing.

Vice-Chairman Anita Wood MOVED and Commissioner Jay Aston SECONDED to APPROVE AMP-08-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item # 21 AMP-08-03, #22 ZN-13-03, #23 AMP-11-03 and #24 zN-17-03 are related.

22) ZN-13-03 (9566) CRAIG SIMMONS COMMERCIAL CENTER (Public Hearing)

An application submitted by MDL Group, on behalf of Robert Cohen, Gerald L. and Nancy L. Erwin, Heidi Boilini and the Matonovich Family Trust, property owners, for reclassification of property from an R-E Ranch Estates District to an R-1 Single-Family Residential District. The property is generally located at the northeast corner of Simmons Street and San Miguel Avenue. The Assessor's Parcel Numbers are 139-05-701-008, 139-05-701-009, 139-05-702-004 and 139-05-702-006.

RECOMMENDATION

The Development Services Department recommends that AMP-08-03 be denied, because the proposed land use is inconsistent with the Ranch Estates Preservation Area.

The Development Services Department recommends that ZN-13-03 be denied, as the amendment to the Comprehensive Plan is not warranted.

The application was presented by Marc Jordan, Principal 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. The following participant came forward:

Steve Jackson, 4221 Seth Drive, North Las Vegas, Nevada 89032

Mr. Jackson stated he would like to see 6,000 square-foot lots remain.

Mr. Gronauer stated that they would remain.

Chairman Leavitt closed the Public Hearing.

Vice-Chairman Anita Wood MOVED and Commissioner Jay Aston SECONDED to APPROVE ZN-13-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item # 21 AMP-08-03, #22 ZN-13-03, #23 AMP-11-03 and #24 ZN-17-03 are related.

23) AMP-11-03 (9587) CRAIG SIMMONS COMMERCIAL CENTER (Public Hearing)

An application submitted by MDL Group, on behalf of the Matonovich Family Trust, Kershaw Canyon, LLC, Thomas Lozzi and C.A.K. Limited Partnership, and the Daniel S. Mosely Rev. Trust Agreement 1996, property owners, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of VLDR Very Low Density Residential to Community Commercial. The property is generally located at the northwest corner of Coleman Street and San Miguel Avenue. The Assessor's Parcel Numbers are 139-05-702-004, 139-05-702-005, 139-05-701-005, 139-05-701-007, 139-05-701-011 and 139-05-701-012.

(from the 3/12/03 Planning Commission meeting)

RECOMMENDATION

The Development Services Department recommends that AMP-11-03 be denied, because the proposed land use is inconsistent with the Ranch Estates Preservation Area.

The Development Services Department recommends that ZN-17-03 be denied, as the amendment to the Comprehensive Plan is not warranted.

The application was presented by Marc Jordan, Principal 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. The following participant came forward:

- ▶ Steve Jackson, 4221 Seth Drive, North Las Vegas, Nevada 89032

Mr. Jackson stated he would like to see this zoning remain R-E.

Chairman Leavitt closed the Public Hearing.

Vice-Chairman Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE AMP-11-03 to the 4/9/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/9/03.

Item # 21 AMP-08-03, #22 ZN-13-03, #23 AMP-11-03 and #24 zN-17-03 are related.

24) ZN-17-03 (9588) CRAIG SIMMONS COMMERCIAL CENTER (Public Hearing)

An application submitted by MDL Group, on behalf of the Matonovich Family Trust, Kershaw Canyon, LLC, Thomas Lozzi, C.A.K. Limited Partnership, and the Daniel S. Mosely Rev. Trust Agreement 1996, property owners, for reclassification of property from an R-E Ranch Estates District to a C-1 Neighborhood Commercial District. The property is generally located at the northwest corner of Coleman Street and San Miguel Avenue. The Assessor's Parcel Numbers are 139-05-702-004, 139-05-702-005, 139-05-701-005, 139-05-701-007, 139-05-701-011 and 139-05-701-012.

(from the 3/12/03 Planning Commission meeting)

RECOMMENDATION

The Development Services Department recommends that AMP-11-03 be denied, because the proposed land use is inconsistent with the Ranch Estates Preservation Area.

The Development Services Department recommends that ZN-17-03 be denied, as the amendment to the Comprehensive Plan is not warranted.

The application was presented by Marc Jordan, Principal 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. The following participant came forward:

- ▶ Steve Jackson, 4221 Seth Drive, North Las Vegas, Nevada 89032

Mr. Jackson stated he would like to see this zoning remain R-E.

Chairman Leavitt closed the Public Hearing.

Vice-Chairman Anita Wood MOVED and Commissioner Jo Cato SECONDED to CONTINUE ZN-17-03 to the 4/9/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/9/03.

**There was a break in the proceedings at 8:54 PM
The meeting reconvened at 9:10 PM**

25) ZN-14-03 (9571) TROPICAL HILLS (Public Hearing)

An application submitted by Notre Dame Development Co. on behalf of R. N. Scott, property owner, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 98 single-family dwellings. The property is generally located at the southeast corner of Tropical Parkway and Donna Street. The Assessor's Parcel Number is 124-26-302-001.

(from the 3/12/03 Planning Commission meeting)

This item was continued from the March 12, 2003 Planning Commission meeting at the request of the applicant.

Previous to the Planning Commission meeting of March 12, 2003, the applicant met with the Parks and Recreation Department to discuss amenities for the open space areas of the proposed PUD, Planned Unit Development. The applicant's representative agreed to the following amenities:

1. Circuitous lighted paths
2. A minimum of 20 trees per acre
3. At least two different age appropriate play structures for children with EPDM resilient fall protection and accompanying shade ramada
4. At least one large open space area for group / organized play
5. One large group shade area / gazebo (30' diameter), lighted
6. Benches spaced along park pathways
7. A list of amenities.

The Development Services Department recommends that ZN-14-03 be approved and forwarded to the City Council for hard zoning to the PUD, Planned Unit Development District with the following conditions of approval:

1. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet.
2. That the final development plan for the site shall be subject to Planning Commission review and approval.
3. That development shall comply with all applicable requirements of Title 16 and N.R.S. 278.
4. The following setbacks are required:
Front: Fifteen (15) feet, provided a 20 foot setback is maintained to the garage.
Corner side: Ten (10) feet;
Side: Five (5) feet; and
Rear: Fifteen (15) feet.
5. That street construction must conform to current engineering standards and City ordinances.
6. That technical design comments will be made at the time development plans are submitted.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. 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.
10. 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.
11. A water network analysis must be submitted with the civil improvement plans.

12. Revise the center cul-de-sac so that its total length does not exceed 500.'
13. The following right-of-way dedications are required:
 - a. Forty feet (40.00') for Tropical Parkway and Bruce Street; and
 - b. Thirty feet (30.00') for Donna Street
 - c. Flared intersection at Bruce and Tropical per the Uniform Standard Drawings for Public Works' Construction Off-site Improvements Drawing Number 201.1.
14. 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.
15. The following minimum features shall be provided within the open space areas, subject to review and approval by the Department of Parks and Recreation prior to recording any final map:
 - a. Circuitous lighted paths
 - b. A minimum of 20 trees per acre
 - c. At least two different age appropriate play structures for children with EPDM resilient fall protection and accompanying shade ramada
 - d. At least one large open space area for group / organized play
 - e. One large group shade area / gazebo (30' diameter), lighted
 - f. Benches spaced along park pathways
 - g. A list of amenities.
16. The development shall comply with the Single Family Design Standards.

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 Jay Aston MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-14-03 per staff's recommendations subject to the following change:

Condition #12 DELETED.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

26) FDP-04-03 (9143) CENTENNIAL HIGHLANDS

An application submitted by Pageantry Communities on behalf of Sunflower Properties, property owner, for a Final Development Plan review in a PUD Planned Unit Development District consisting of a 306-unit condominium development. The property is generally located at the southeast corner of Centennial Parkway and Walnut Road. Assessor's Parcel Number is 123-30-501-001.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 4/9/03 Planning Commission meeting.

Commissioner Nelson Stone MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE FDP-04-03 to the 4/23/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/23/03.

27) SPR-09-03 (9771) PAWN PLUS & POPPA'S SPORTS GRILL

An application submitted by Poppa's Sports Bar and Grill on behalf of Andrew E. Miller, property owner, for a site plan review in an M-2 General Industrial District to allow a 198.6-square-foot sign where 125 square feet is the maximum area allowed and to allow a height of 30 feet where 18 feet is the maximum height; and to allow a sign separation of 90 feet for freestanding signs where the minimum separation is 150 feet; and to allow two (2) 58.5-square-foot directional signs where the maximum area allowed is 10 square feet, and to allow a height 7.5 feet where 6 feet is the maximum height allowed. The property is generally located at the northeast corner of Craig Road and Berg Street. The Assessor's Parcel Number is 139-01-201-015.

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

The item was WITHDRAWN.

Item #28 AMP-35-02, #29 ZN-124-02 and #30 T-970 are related.

28) AMP-35-02 (6697) ANN AND COMMERCE (Public Hearing)

An application submitted by Specialty Holdings, Inc. on behalf of Capital City Enterprises, property owners, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Neighborhood Commercial. The property is generally located at the southwest corner of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-34-101-015.

This application was continued from the Planning Commission meeting of March 12, 2003, at the request of the applicant. There has not been any new information submitted to warrant a change in the original recommendation. Please see the attached minutes and Staff Report for reference purposes.

(from the 3/12/03 Planning Commission meeting)

RECOMMENDATION:

The Development Services Department recommends that AMP-35-02 be denied for the reasons stated above.

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

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and requested a two (2) week continuance for 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.

Vice-Chairman Anita Wood MOVED and Commissioner Jo Cato SECONDED to CONTINUE AMP-35-02 to the 4/9/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/9/03.

Item #28 AMP-35-02, #29 ZN-124-02 and #30 T-970 are related.

29) ZN-124-02 (8713) ANN & COMMERCE (Public Hearing)

An application submitted by World Premier Investments on behalf of Capital City Enterprises, property owner, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 64 single family dwellings and 3.9 acres of neighborhood commercial. The property is generally located at the southwest corner of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-34-101-015.

This application was continued from the Planning Commission meetings of January 22 and March 12, 2003, at the request of the applicant. There has not been any new information submitted to warrant a change in the original recommendation. Please see the attached minutes and Staff Report for reference purposes.

(from the 1/22/03 Planning Commission meeting)

RECOMMENDATION:

If AMP-35-02 is denied by the City Council, the Development Services Department must recommend that ZN-124-02 be denied because the proposed commercial use would not comply with the Comprehensive Plan.

If AMP-35-02 is approved by the City Council, then the Development Services Department recommends that ZN-124-02 be continued to allow the applicant time to meet with the reviewing departments to address the concerns mentioned above.

If, however, the Planning Commission determines that a favorable action is warranted at this time, the following conditions are recommended:

Residential and Commercial

1. That Standard Conditions 6, 7, 9, 11, 18, 19 and 27 apply; and
2. That approval of a drainage study is required prior to submittal of the civil improvement plans; and
3. That approval of a traffic study is required prior to submittal of the civil improvement plans; and
4. That additional right-of-way dedication is required for the flared intersection at Ann Road and Commerce Street per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.0; and
5. That Fire access lanes and turnarounds must be designed and installed in accordance with Fire Code requirements; and
6. That Fire lane width shall be marked to maintain the minimum width as required by the Fire Code; and
7. That a parcel map is required to create parcels of different land uses; and
8. That the five-foot (5.00') sidewalk along Ann Road be separated from the back-of-curb by a minimum five feet (5.00') of landscaping; and
9. That the development of this site be in compliance with all Codes and Ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mentioned herein, the more restrictive shall apply; and

10. 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
11. That all conditions mentioned herein be satisfied prior to recording any final map; and

Residential

12. That 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; and
13. That the developer meet jointly with the Departments of Parks and Recreation and Development Services to discuss amenities and usability of the proposed open space areas prior to submitting a final development plan; and
14. That the following minimum amenities be provided for the open space areas:
 - a. circuitous lighted paths; and
 - b. a minimum 20 trees per acre; and
 - c. at least 2 differing age appropriate play structures for children with EPDM resilient fall protection and accompanying shade ramada; and
 - d. at least one large group shade area / gazebo (30' diameter), lighted; and
 - e. benches spaced along park pathways; and
 - f. a list of amenities; and
15. That the residential portion of this development be in compliance with the Single Family Development Standards and Design Guidelines; and
16. That an adequate amount of open space be provided in accordance with Section 17.20.160.12 of the Municipal Code; and
17. That noise attenuation measures be incorporated into the design and construction of each dwelling to reduce exterior-to-interior noise levels by 25 dB; and
18. That lot numbers, sizes (in square feet), and dimensions be provided on the revised preliminary development plan. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet; and
19. That the maximum number of dwelling units permitted within this PUD be 64; and
20. That prospective home owners shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm. The notice shall also state that R.C. Farms, in part, is protected by State Statutes as an agricultural use; and
21. That the preliminary development plan be revised to identify ADA-compliant pedestrian access ways between lots 16 and 17, and between the residential and commercial portions of the development. The access ways shall be owned by the homeowners' association, provided with adequate lighting, decorative walls and shall be a minimum fifteen feet in width. Without additional amenities, these areas shall not be counted toward the open space requirements; and
22. That the following setbacks apply:
 1. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
 2. Interior side: Five (5) feet.
 3. Corner side: Ten (10) feet.
 4. Rear yard: Fifteen (15); and

23. That a final development plan be submitted for review and approval of the commercial portion by the Planning Commission prior to the issuance of any construction permits. The final development plan shall identify colors, materials and elevations, as well as all amenities and design elements pertaining to the parks, recreation areas and open space; and
24. That a minimum one-third of the required open space area be constructed prior to the issuance of the 20th building permit; and
25. That all of the required open space areas be constructed prior to the issuance of the 40th building permit; and
26. That the perimeter walls be owned and maintained by the homeowners' association; and
27. That corner side yard landscaping be maintained by the homeowners' association; and
28. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
29. That CC&R's be reviewed and approved by the Development Services Department prior to recording any final map; and
30. That perimeter landscaping of the exterior street perimeter be designated as "Common Elements" and that interior perimeter landscaping commonly described as corner side yard landscaping be addressed as allowed for in the North Las Vegas Municipal Code Section 17.24.210(E); and
31. That open space calculations, including dimensions and square feet, be provided for each individual area on the revised preliminary development plan; and

Commercial

32. That the commercial portion of this development be in compliance with the Commercial Development Standards and Design Guidelines; and
33. That the preliminary development plan be revised to identify ADA-compliant pedestrian access from the residential area (generally from the vicinity of lot #16) to the primary entrance of the commercial building; and
34. That a final development plan be submitted for review and approval of the commercial portion by the Planning Commission prior to the issuance of any construction permits. The final development plan shall identify colors, materials and elevations for the drug store/pharmacy; and
35. That the commercial portion of this development be limited to a 15,000-square-foot (maximum) neighborhood drug store / pharmacy. Parking shall not exceed 10% of the minimum number of stalls required; and
36. That the "Plaza" area identified on the submitted plan be re-located toward the interior of the site. Required setback areas shall not be utilized for pedestrian "plaza" areas; and
37. That trash collection, parking lot maintenance and landscape maintenance of the commercial portion only be permitted Mondays - Saturdays, 7:00 am - 8:00 pm.

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

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and requested a two (2) week continuance for 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.

Vice-Chairman Anita Wood MOVED and Commissioner Jo Cato SECONDED to CONTINUE ZN-124-02 to the 4/9/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/9/03.

Item #28 AMP-35-02, #29 ZN-124-02 and #30 T-970 are related.

30) T-970 (8714) ANN & COMMERCE

An application submitted by World Premier Investments, on behalf of Capital City Enterprises, property owner, for a tentative map review in a PUD Planned Unit Development District consisting of 64 single-family dwellings. The property is generally located at the southwest corner of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-34-101-015.

This application was continued from the Planning Commission meetings of January 22 and March 12, 2003, at the request of the applicant. There has not been any new information submitted to warrant a change in the original recommendation. Please see the attached minutes and Staff Report for reference purposes.

RECOMMENDATION:

If ZN-124-02 is recommended for approval by the Planning Commission, then the Development Services Department recommends that T-970 be continued indefinitely to allow the applicant time to meet with the reviewing departments to address the concerns mentioned above.

If, however, the Planning Commission determines that a favorable action is warranted at this time, the following conditions are recommended:

1. That Standard Conditions 6, 7, 9, 11, 18, 19 and 27 apply; and
2. That ZN-124-02 be approved by the City Council for permanent zoning to the PUD district. Otherwise, T-970 shall be considered null and void; and
3. That approval of a drainage study is required prior to submittal of the civil improvement plans; and
4. That approval of a traffic study is required prior to submittal of the civil improvement plans; and
5. That 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
6. That a water network analysis must be submitted with the civil improvement plans; and
7. That 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. That additional right-of-way dedication is required for the flared intersection at Ann Road and Commerce Street per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.0; and
9. That, prior to submitting the conformed tentative map, remove section thickness from the typical street 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; and
10. That the areas between lots 63 and 64, 54 and 55, and 41 and 42 shall be labeled and dimensioned; and
11. That all landscape areas and open spaces shall be labeled as "COMMON ELEMENTS TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION"; and
12. That the commercial area be labeled as "NOT A PART"; and

13. That 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; and
14. That Fire access lanes and turnarounds must be designed and installed in accordance with Fire Code requirements; and
15. That Fire lane width shall be marked to maintain the minimum width as required by the Fire Code; and
16. That the developer meet jointly with the Departments of Parks and Recreation and Development Services to discuss amenities and usability of the proposed open space areas prior to submitting a final development plan; and
17. That the developer meet with Clark County School District staff to evaluate impacts on educational facilities in the areas as soon as possible and prior to the submission of any conforming tentative map for the project pursuant to NRS 278.346; and
18. That the development of this site be in compliance with all conditions of ZN-124-02. Where there is a conflict with the conditions mentioned herein, the more restrictive shall apply; and
19. That the maximum number of dwelling units permitted within this development be 64; and
20. That five (5) copies of the revised conforming tentative map, incorporating all conditions mentioned herein, be submitted to the Public Works Department prior to the issuance of any construction permits; and
21. 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 denial of this item.

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and requested a two (2) week continuance for 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.

Vice-Chairman Anita Wood MOVED and Commissioner Jo Cato SECONDED to CONTINUE T-970 to the 4/9/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/9/03.

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: 9:30 PM

A motion to ADJOURN the March 26, 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