

MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Dean Leavitt, Chairman
Nelson Stone
Joy Diaz
Jay Aston

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North Las Vegas, NV 89030
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Anita Wood, Vice-Chairman
Marilyn Kirkpatrick
Jo Cato

Planning Commission MINUTES are available on the internet at:

www.cityofnorthlasvegas.com

April 9, 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 - ABSENT
Marilyn Kirkpatrick - Present
Joy Diaz, Present

STAFF PRESENT:

Donna Kristaponis, Development Services Director
Steve Baxter, Planning Manager
Marc Jordan, Principal Planner
Vicki Adams, Planner
Randy Cagle, Public Works
Clete Kus, Transportation Services
Steven DiGiovanni, Fire Department
Jim Lewis, Deputy City Attorney
Ted Karant, Recording Secretary

ANNOUNCEMENTS:

Verification of compliance with NRS 241, Open Meeting Law.

Recording Secretary Karant verified that the Open Meeting Law requirements (NRS 241) had been met.

PLEDGE OF ALLEGIANCE

Commissioner 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 March 12, 2003.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to APPROVE the minutes of the March 12, 2003 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-61-03 (10308) REVERE/GOWAN

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Greystone Nevada, LLC and accept the Subdivision Bond in the amount of \$933,970.90.

B) PW-62-03 (10309) SHADOW SPRINGS OFF-SITE SEWER, UNIT 1

Accept the Subdivision Off-Site Improvements Agreement by KB Home Nevada, Inc. and accept the Performance Bond in the amount of \$57,601.50.

C) PW-63-03 (10310) NVE ACTIVE ADULT, UNIT 6, PHASE 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 \$545,138.39.

D) PW-64-03 (10311) NVE ACTIVE ADULT, UNIT 6, PHASE 2

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 \$453,309.67.

E) PW-65-03 (10360) ROME 20, UNIT 1

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Centex Homes and accept the Subdivision Bond in the amount of \$483,556.87.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to APPROVE Consent Agenda Items A through E.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

Item #1 AMP-13-03 and #2 ZN-21-03 are related.

1) AMP-13-03 (9894) LAURICH PROPERTIES, INC. (Public Hearing)

An application submitted by Laurich Properties, Inc. on behalf of Power Line Trust, property owner, 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 Centennial Parkway and Simmons Street. The Assessor's Parcel Number is 124-29-101-002.

RECOMMENDATION

The Development Services Department recommends that AMP-13-03 be **approved**.

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. No participants came forward. The Public Hearing was closed.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE AMP-13-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #1 AMP-13-03 and #2 ZN-21-03 are related.

2) ZN-21-03 (9895) LAURICH PROPERTIES, INC. (Public Hearing)

An application submitted by Laurich Properties, Inc. on behalf of Power Line Trust, property owner, for reclassification of property from an R-1 Single-Family Residential District to a C-1 Neighborhood Commercial District. The property is located at the southwest corner of Centennial Parkway and Simmons Street. The Assessor's Parcel Number is 124-29-101-002.

RECOMMENDATION

The Development Services Department recommends that ZN-21-03 be **approved**.

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. No participants came forward. The Public Hearing was closed.

Vice-Chairman Anita Wood MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-21-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

3) ZN-19-03 (9829) PT CORPORATION (Public Hearing)

An application submitted by PT Corporation, property owner, 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 southeast corner of Lawrence Street and Centennial Parkway. The Assessor's Parcel Number is 124-26-501-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-19-03 be **denied** as it does not conform to the Comprehensive Plan, Land Use Element, for this area.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/14/03 Planning Commission meeting.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE ZN-19-03 to the 5/14/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/14/03.

4) ZN-20-03 (9830) NORTH VALLEY ENTERPRISES, LLC (Public Hearing)

An application submitted by North Valley Enterprises, LLC, property owner, for reclassification of property from an MPC Master Planned Community District to a PSP-MPC Public/Semi-Public Master Planned Community District. The property is located approximately 800 feet west of Aliante Parkway and south of Elkhorn Drive. The Assessor's Parcel Number is 124-20-101-002.

RECOMMENDATION

The Development Services Department recommends that ZN-20-03 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-20-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #5 ZN-25-03 and #6 T-990 are related.

5) ZN-25-03 (9931) DONNA & DEER SPRINGS (Public Hearing)

An application submitted by Centex Homes on behalf of Rome Bruce, LLC, property owner, 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 northwest corner of Lawrence Street and Centennial Parkway. The Assessor's Parcel Numbers are 124-23-701-001, 124-23-701-002, 124-23-301-009 and 124-23-801-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-25-03 be **approved** and forwarded to the City Council with a recommendation for hard zoning to the R-1, Single-Family Residential District.

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

Bobby Lewis, of Orion Engineering, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE ZN-25-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #5 ZN-25-03 and #6 T-990 are related.

6) T-990 (9932) DONNA & DEER SPRINGS

An application submitted by Centex Homes, on behalf of Rome Bruce LLC, property owner, for a tentative map review in an R-E Ranch Estates District consisting of 514 single family dwellings. The property is generally located at the northwest corner of Centennial Parkway Lawrence Street. The Assessor's Parcel Numbers are 124-23-701-001, 124- 23-701-002 and 124-33-801-001.

The applicant submitted a revised tentative map on April 8, 2003 addressing the 20 feet of right-of-way required along the Las Vegas Wash Channel for the trail system. Although, the revised tentative map was routed for departmental review, comments from other departments are not outlined within the memorandum as there was insufficient time for review.

The revised tentative map is proposing a dedication of 13 to 20 feet of right-of-way for a trail along the easterly side of the Las Vegas Wash Channel. Also, trail access easements throughout the development are proposed. The Development Services staff does not object to the proposed dedication.

The Department of Public Works submitted revised conditions of approval prior to the submittal of the revised tentative map, therefore, the revised conditions of approval from the Department of Public Works do not include any additional comments or conditions regarding the proposed dedication of right-of-way for the trail.

The Development Services Department recommends that T-990 be approved subject to the following conditions:

1. The applicant has a pending rezoning application (ZN-27-03) to the R-1, Single Family Residential District. The applicant shall obtain permanent zoning to the R-1, Single Family Residential District, otherwise, the tentative map shall be null and void.
2. Dedication of an average of 20 feet of right-of-way along the easterly side of the Las Vegas Wash Channel shall be provided as shown on the revised tentative map dated April 3, 2003.
3. Trail access easements shall be provided from Deer Springs Way and Centennial Parkway/Lawrence Street and from the interior of the subdivision to the trail.
4. That corner side yard landscaping shall be maintained by the homeowner of the lot and that provisions and enforcement of such shall be provided within the CC&R's.
5. 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).
6. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
7. That the perimeter walls be owned and maintained by the homeowners' association.
8. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
9. 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.
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 paved access shall be provided from existing streets to the site.
12. That a five-foot meandering curvilinear sidewalk be provided within the drainage easement on the

north side of Centennial Parkway.

13. That a minimum one bench be provided every 150 feet adjacent to the meandering sidewalk within the drainage easement adjacent to Centennial Parkway.
14. That a hedge be provided between the back-of-curb and the meandering sidewalk. The hedge shall be a minimum 30-inches at maturity. A 30-inch hedge shall also be provided around each of the seating areas. The hedge plants shall be 15-gallon and the species shall be subject to review and approval by staff.
15. That 1-, 5- and 15-gallon plants be provided within the drainage easement between the back-of-curb and the perimeter wall along Centennial Parkway. The number and species of shrubs shall be sufficient to provide a minimum 60% ground cover at maturity.
16. That 1-, 5- and 15- gallon plants be provided within 10 feet of the perimeter wall, throughout. Also within these areas shall be 24-inch box trees (minimum 1-1/2" caliper measures six inches above the top of the root ball) planted not greater than 25 feet on-center. The number and species of shrubs shall be sufficient to provide a minimum 60% ground cover at maturity.
17. A master transportation plan with modeling of 20 year projections will be required prior to submittal of the civil improvement plans.
18. Approval of a drainage study is required prior to submittal of the civil improvement plans.
19. When applicable, 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.
20. A water network analysis must be submitted with the civil improvement plans.
21. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological 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.
22. Construction of off-site storm drain facilities must conform to the CNLV North Neighborhood Flood Control Master Plan.
23. Delineate the limits of the flood zone on the tentative map prior to submitting the conformed copy.
24. Developer may be responsible for improvements, as required by the Director of Public Works, up to and including the design and construction of the bridge structure(s) and associated half-street improvements across the Upper Las Vegas Wash Channel.
25. The following right of way dedications are required:
 - a. Thirty feet (30.00') for Donna Street, Rome Boulevard, and Lawrence Street;
 - b. Forty feet (40.00') for Deer Springs Way;
 - c. Bruce Street as shown on the Master Plan of Streets and Highways;
 - d. Fifty feet (50.00') for Centennial Parkway;
 - e. Upper Las Vegas Wash Channel, width to be determined.
26. The easement for the Centennial Parkway Channel shall be granted, width as shown on the final channel design plans by G.C. Wallace, Inc.
27. No trees shall be planted within five feet (5.0') either side of the box culvert that will be constructed within the drainage easement on the north side of Centennial Parkway.
28. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
29. 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.

Bobby Lewis, of Orion Engineering, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE T-990 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #7 ZN-27-03 and #8 T-992 are related.

7) ZN-27-03 (9933) CENTENNIAL/BRUCE SOUTH (Public Hearing)

An application submitted by Taney Engineering on behalf of Juan D. and Consuelo Flores et al, 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 southeast corner of Azure Avenue and Bruce Street. The Assessor's Parcel Numbers are 124-26-601-002, and 124-26-601-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-27-03 be **approved** and forwarded to the City Council with a recommendation for hard zoning to the R-1, Single-Family Residential District.

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

Scott Prokopchuk, with William Lyon Homes, 500 Pilot Road, Suite G, Las Vegas, Nevada 89119 appeared on behalf of the applicant and 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 ZN-27-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #7 ZN-27-03 and #8 T-992 are related.

8) T-992 (9934) CENTENNIAL/BRUCE SOUTH 40 ACRE

An application submitted by Taney Engineering on behalf of William Lyons Homes, Juan D. and Consuelo Flores et al, property owner, for a tentative map review in an R-E Ranch Estates District (proposed R-1) consisting of 181 single-family dwellings. The property is generally located at southwest corner of Azure Avenue and Lawrence Street. The Assessor's Parcel Numbers are 124-26-602-001, 124-26-601-002, 124-26-603-001, 124-26-601-001, 124-26-601-002, 124-26-601-003, 124-26-601-004, 124-26-604-001 and 124-26-604-002.

RECOMMENDATION:

The Development Services Department recommends that T-992 be **approved** subject to the following conditions:

1. The applicant has a pending rezoning application (ZN-27-03) to the R-1, Single Family Residential District. The applicant shall obtain permanent zoning to the R-1, Single Family Residential District, otherwise, the tentative map shall be null and void
2. The development shall comply with the Single Family Design Guidelines including, but not limited to ten (10) feet of landscaping (which may include the sidewalks) next to all street less than 60 feet in width.
3. That corner side yard landscaping shall be maintained by the homeowner of the lot and that provisions and enforcement of such shall be provided within the CC&R's.
4. 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).
5. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
6. That the perimeter walls be owned and maintained by the homeowners' association.
7. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
8. 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.
9. The existing buildings be required to be removed prior to the recording of any final map.
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 remote paved streets shall be provided to connect this development to existing streets.
12. Approval of a drainage study is required prior to submittal of the civil improvement plans.
13. 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.
14. New street names must be submitted to the City of Las Vegas Central Fire Alarms Office and the U.S. Postal Service for review and approval prior to submittal of the conformed tentative map.

15. A water network analysis must be submitted with the civil improvement plans.
16. All known geologic hazards shall be shown on the Tentative Map and the Civil Improvement Plans.

17. Subsequent identification of additional hazards may substantially alter the original Tentative Map layout.
18. In order for the tentative map to conform to North Las Vegas Municipal Code 16.12.030, the following corrections/revisions are required:
 - a. Contour elevation text must be enlarged in order to be legible;
 - b. Add the radii for the curves on the boundary and the subdivision entrances;
 - c. Add the direction of flow for the proposed sewer.
19. The drainage and utility easements must be revised to a public pedestrian access/drainage/public utility easement that conforms to North Las Vegas Municipal Code 17.24.210.D.4.a
20. Streets shall intersect at 90° angles, or intersections must be radial or include a tangent of at least 50' in length prior to the intersection. In order to conform to this standard, the following intersections must be revised:
 - a. Iron Heart Way and Eslick Drive;
 - b. Eslick Drive and Damewood Lane;
 - c. Damewood Lane and Fenton Court
 - d. Damewood Lane and Ginyard Court.
21. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
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.

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

Scott Prokopchuk, with William Lyon Homes, 500 Pilot Road, Suite G, Las Vegas, Nevada 89119 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Nelson Stone MOVED and Commissioner Joy Diaz SECONDED to APPROVE T-992 per staff's recommendations subject to the following changes:

Condition #9 Changed to Read: "The existing buildings be required to be removed prior to the recording of any final map **or as approved by the Director Public Works.**"

Condition #19 Changed to Read: "The drainage and utility easements must be revised to a public pedestrian access/drainage/public utility easement that conforms to North Las Vegas Municipal Code 17.24.210.D.4.a **or as acceptable by the Director of Public Works.**"

Condition #20 Changed to Read: "Streets shall intersect at 90° angles, or intersections must be radial or include a tangent of at least 50' in length prior to the intersection. In order to conform to this standard, the following intersections must be revised:

- a. Iron Heart Way and Eslick Drive;
- b. Eslick Drive and Damewood Lane;
- c. Damewood Lane and Fenton Court
- d. Damewood Lane and Ginyard Court.

, or as approved by the City Traffic Engineer.”

The motion carried by UNANIMOUS vote.

The item was APPROVED.

9) UN-18-03 (9756) SHINE TIME EXPRESS CAR WASH (Public Hearing)

An application submitted by S. Bruce Parker, on behalf of Juel A. Parker Pension Trust, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow an automobile washing establishment. The property is generally located south of Craig Road, approximately 170 feet west of Valley Drive. The Assessor's Parcel Number is 139-06-301-008.

RECOMMENDATION:

The Development Services Department recommends that UN-18-03 be **continued indefinitely** to allow the applicant sufficient time to submit revised plans addressing the concerns listed in the analysis section.

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

1. The development shall comply with the Commercial Development Standards and Design Guidelines, except, the orientation of the building.
2. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans.
4. Approval of drainage study is required prior to submittal of the civil improvement plans.
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.
7. Revise the site plan to include the drainage easement which bisects the northerly thirty feet (30.0') of the parcel.
8. Revise the site plan to relocate the vacuum equipment to the opposite side of the building, and shift the building to the west.
9. Fire access lanes shall be design and installed in accordance with Fire Code.

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

Kenneth Ballard, 1950 E. Warm Springs Road, Las Vegas, Nevada (no zip stated) appeared on behalf of the applicant.

Bruce Parker, 1708 Double Arch Court, Las Vegas, Nevada 89128 appeared on behalf of the applicant.

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

- ▶ Charles Falk, 4319 Totano Drive, North Las Vegas, Nevada 89032

Mr. Falk stated he opposes this project as he feels another car wash is unnecessary in this area and there are other car washes in this area already.

- ▶ Mary Goodin, 4307 Totano Drive, North Las Vegas, Nevada 89032

Ms. Goodin stated she opposes this project due to there being too many car washes in the area already.

▶ Perry Thompson, 4315 Totano Drive, North Las Vegas, Nevada 89032

Mr. Thompson stated he would like to see office businesses, but does not want to see a car wash at this location.

Chairman Leavitt closed the Public Hearing.

Vice-Chairman Anita Wood suggested the applicant hold a neighborhood meeting to address concerns of the residents before any action is taken on this item.

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE UN-18-03 to the 5/14/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/14/03.

10) UN-19-03 (9838) NORTH VALLEY ENTERPRISES, LLC (Public Hearing)

An application submitted by Nevada Power Company on behalf of North Valley Enterprises and Bureau of Land Management, property owners, for a use permit in a MPC Master Planned Community District to allow the placement of a 230 kV transmission line and associated fiber optic lines. The new route will commence at the northwest corner of Centennial Parkway and Allen Lane and proceed approximately two (2) miles northwesterly and north to Grand Teton Drive. The Assessor's Parcel Numbers are 124-19-701-001, 124-19-201-001, 124-19-101-003 and 124-18-000-004.

RECOMMENDATION

The Development Services Department recommends that UN-19-03 be **approved**.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 4/23/03 Planning Commission meeting.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE UN-19-03 to the 4/23/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/23/03.

11) UN-21-03 (9918) CYCLOP AUTOMOTIVE, INC. (Public Hearing)

An application submitted by Cyclop Automobile, Inc., on behalf of Los Nevados, LLC., property owner, for a use permit in an M-2 General Industrial District to allow an automobile repair facility. The property is located at 81 West Mayflower Avenue. The Assessor's Parcel Number is 139-15-614-017.

RECOMMENDATION:

The Development Services Department recommends that UN-21-03 be **approved** to allow an automobile repair facility at 81 West Mayflower Avenue.

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

George Petculescu, 1624 Birch Street, Las Vegas, Nevada 89102 appeared on behalf of the applicant.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to APPROVE UN-21-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

12) UN-22-03 (9928) CHEYENNE STREET TAVERN (Public Hearing)

An application submitted by Tony and Louisa Chow, et. al., property owners, for a use permit in a M-2 General Industrial District to allow the “on sale” of alcoholic beverages in conjunction with a tavern. The property is located at the northeast corner of Englestad Street and Cheyenne Avenue. The Assessor’s Parcel Number is 139-10-410-009.

RECOMMENDATION

The Development Services Department recommends that UN-22-03 be approved with the following conditions:

1. Approval of a traffic study is required prior to submittal of the civil improvement plans; and
2. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
3. Englestad Street shall be designed and built to a 60' right-of-way width. The property owner will be required to dedicate the additional right-of-way prior to approval of the civil improvement plans; and
4. That the applicant shall submit a survey, stamped by a surveyor licensed in the State of Nevada, to the Development Services Department as proof of compliance with the 1,500-foot separation requirement prior to the issuance of a business license or building permit; and
5. The applicant shall comply with all codes and ordinances with the exception that corrugated metal shall be allowed as a building accent and roof.

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

Harry Ray, of the Richardson Partnership, 815 Pilot Road Suite B, Las Vegas, Nevada 89119 appeared on behalf of the applicant.

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

Johnny Clark, 630 Sari Drive, Las Vegas, Nevada 89110

Mr. Clark stated he owns land just east of this property, within 1,000 feet, and in the past he had a similar application as this application and it was denied, and he would like to know why this application is receiving a recommendation for approval.

Chairman Leavitt closed the Public Hearing.

Vice-Chairman Anita Wood suggested that a condition requiring the property be 50% -50% bar/restaurant to be consistent with previous similar applications.

FIRST MOTION:

Commissioner Nelson Stone MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE UN-22-03 per staff’s recommendations.

The motion did not carry with Vice-Chairman Anita Wood, Commissioner Joy Diaz and Commissioner Jo Cato voting against the motion.

SECOND MOTION:

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to APPROVE UN-22-03 per staff’s recommendations subject to the following change:

Condition #6 Added To Read: “That a 60% Restaurant and 40% Bar must be

maintained at all times.”

The motion carried by UNANIMOUS vote.

The item was APPROVED.

13) UN-23-03 (9929) CANNERY CASINO & HOTEL (Public Hearing)

An application submitted by The Cannery Hotel & Casino, property owner, for a use permit in an M-2 General Industrial District to allow two temporary buildings (24' x 60' trailers). The property is located at 2121 East Craig Road. The Assessor's Parcel Number is 139-02-701-006.

RECOMMENDATION:

The Development Services Department recommends that UN-23-03 be **approved** subject to the following conditions:

1. That "Trailer A" and "Trailer C" be located in the immediate vicinity of "Trailer B", as identified on the site plan; and
2. That fire hydrants shall be provided in relation to trailer locations in accordance with the Fire Code; and
3. That this approval be for two (2) 24' x 60' temporary buildings (i.e., trailers); and
4. That UN-23-03 shall expire on April 9, 2004.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 4/23/03 Planning Commission meeting.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE UN-23-03 to the 4/23/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/23/03.

14) VN-03-03 (9861) KENNETH WAGNER (Public Hearing)

An application submitted by Kenneth Wagner, property owner, for a variance in an R-EL Ranch Estates Limited District to allow a 15 foot rear yard setback where 20 feet is required. The property is located at 3238 Kemp Street. The Assessor's Parcel Number is 139-08-810-079.

RECOMMENDATION:

The Development Services Department recommends that VN-03-03 be **approved** with the following condition:

1. The applicant shall comply with all setback requirements with the following exception:
 1. The rear yard setback will be a minimum of 15 feet.

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

Kenneth Wagner, 3315 E. Russell Road Suite H-120, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Joy Diaz MOVED and Chairman Dean Leavitt SECONDED to APPROVE VN-03-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #15 AMP-17-03, #16 ZN-26-03 and #17 T-991 are related.

15) AMP-17-03 (9925) RANCHO CALIENTE (Public Hearing)

An application submitted by Capital City, Inc. on behalf of Nevada Business Associates, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to MDR Medium Density Residential. The property is generally located at the northwest corner of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-27-401-007.

RECOMMENDATION:

The Development Services Department recommends that AMP-17-03 be **approved** to change the Comprehensive Plan Land Use Map from Low Density Residential to Medium Low Density Residential.

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

Kathryn Grider, or WRG Design, Inc., 2260 Corporate Circle, Suite 430, Henderson, Nevada 89074 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

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

Vice-Chairman Anita Wood MOVED and Chairman Dean Leavitt SECONDED to APPROVE AMP-17-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #15 AMP-17-03, #16 zN-26-03 and #17 T-991 are related.

16) ZN-26-03 (9926) RANCHO CALIENTE (Public Hearing)

An application submitted by Capital City, Inc. on behalf of Nevada Business Associates, property owner, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 55 single-family dwellings. The property is generally located at the northwest corner of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-27-401-007.

RECOMMENDATION:

The Development Services Department recommends, only if AMP-17-03 is **approved**, that ZN-26-03 be approved subject to the following conditions:

1. That approval of a traffic study is required prior to submittal of the civil improvement plans; and
2. That approval of a drainage study is required prior to submittal of the civil improvement plans; and
3. 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
4. That a water network analysis must be submitted with the civil improvement plans; and
5. 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
6. That the following right of way dedications are required:
 1. Flared intersection at Commerce Street and Ann Road per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1; and
 2. Bus turnout on Ann Road west of Commerce; and
7. 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
8. That a minimum two means of access shall be provided for each group of 25 or more homes; and
9. That the preliminary development plan be revised to show a minimum ten feet (10.00') of landscaping, which may include the sidewalk, adjacent to all interior corner side lots; and
10. That this development be allowed to contribute a minimum 10,673 square feet of "usable" open space, as defined in Title 17, provided no building permit be issued, for models or otherwise, for the development of this site until such time that the 3.90±-acre Rancho Mirage Park is constructed; and
11. That, at such time that construction begins on Rancho Caliente (ZN-26-03 and/or T-991), all of the usable open space be constructed prior to the issuance of the 25th building permit; and
12. That a final development plan for this portion of the development be reviewed and approved by the Planning Commission prior to recording any final map; and
13. That all landscape areas and open spaces shall be labeled as "COMMON ELEMENTS TO BE

MAINTAINED BY THE HOMEOWNERS' ASSOCIATION"; and

14. 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
15. 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
16. That the maximum number of dwelling units permitted within this portion of the development be 55; 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. That all conditions mentioned herein be satisfied prior to recording any final map; and
19. That this development be in compliance with the Single Family Development Standards and Design Guidelines; and
20. 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
21. 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
22. 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; and
23. 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
24. That the perimeter walls be owned and maintained by the homeowners' association; and
25. That corner side yard landscaping be maintained by the homeowners' association; and
26. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.

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

Kathryn Grider, or WRG Design, Inc., 2260 Corporate Circle, Suite 430, Henderson, Nevada 89074 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

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

Vice-Chairman Anita Wood MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-26-03 per staff's recommendations subject to the following change:

Condition #27 Added to Read: "The plan shall be revised so that the common elements at

the end of the stub streets shall be removed.”

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #15 AMP-17-03, #16 zN-26-03 and #17 T-991 are related.

17) T-991 (9927) RANCHO CALIENTE

An application submitted by Capital City Inc. on behalf of Nevada Business Associates, property owner, for a tentative map review in an R-E Ranch Estates District (proposed PUD) consisting of 55 single family dwellings . The property is generally located at north of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-27-401-007.

RECOMMENDATION:

The Development Services Department recommends, only if ZN-26-03 is **approved**, that T-991 be approved subject to the following conditions:

1. That the development of this site be in compliance with all conditions of ZN-26-03; and
2. That notes shall be placed on the mylars that specifically address the conditions mentioned herein; and
3. That all conditions mentioned herein be satisfied prior to recording any conforming tentative map.

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

Kathryn Grider, or WRG Design, Inc., 2260 Corporate Circle, Suite 430, Henderson, Nevada 89074 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

Vice-Chairman Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE T-991 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

18) SPR-11-03 (9905) EL CENTRO DE LAS VEGAS

An application submitted by Belmont Plaza LLC., property owner, for a site plan review in an R-A/CR Redevelopment Area/Commercial/Retail Subdistrict for a 24-hour mixed-use town center development. The property is located at the northeast corner of Las Vegas Boulevard North and Belmont Avenue. The Assessor's Parcel Number is 139-13-702-001.

RECOMMENDATION

The Development Serviced Department recommends that SPR-11-03 be **approved** subject to the following conditions:

1. The applicant shall abide by the conditions of approval of T-954; and
2. The applicant must abide by all conditions of the approved traffic study; and
3. Erosion protection measures will be required within the adjacent Las Vegas Wash per the recommendations of the approved Technical Drainage Study. The improvements within the wash will serve to protect the on-site structures and support the developer's application(s) to the Federal Emergency Management Agency for the requisite Letter of Map Revision (LOMR) that eliminates the Special Flood Hazard Area from the subject property; and
4. Improvements to the adjacent Cartier Channel must be provided per the recommendations of the approved Technical Drainage Study; and
5. Revise the site plan to add the limits of FEMA Zone "A" to the site plan; and
6. Fire access lanes shall be designed and installed in accordance with Fire Code requirements; and
7. The development of this site shall be in compliance with the requirements of the Commercial Development Standards and Design Guidelines including, but not limited to:
 - a. Six (6) feet of foundation landscaping around the buildings; and
 - b. Six (6) foot wide landscaped islands within each parking row for every 15 parking spaces contained within the row; and
 - c. Landscape islands between the parking rows of every other double row of parking and at the ends of every row.
8. 5 foot by 5 foot (5' x 5') landscaping diamonds shall be provided as indicated on the site plan. Each diamond must contain at least one (1) 24"-box tree.
9. The parking between the back of the center and the flood channel shall be designated as employee parking and provided with extra lighting and security cameras subject to review and approval by staff; and
10. A landscaping buffer shall be provided on the east property line between the center and the flood channel.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/14/03

Planning Commission meeting.

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE SPR-11-03 to the 5/14/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/14/03.

19) T-943 (9930) SANTA ROSA

An application submitted by Centex Homes, property owner, to amend a condition (# 9) of a previously approved tentative map in a Single-Family Residential District. The property is generally located east of Revere Street approximately 500 feet north of Ann Road. The Assessor's Parcel Number is 124-27-401-002.

RECOMMENDATION:

The Development Services Department recommends that amended T-943 be **approved** deleting Condition #9.

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

Bobby Lewis, of Orion Engineering, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to APPROVE T-943 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

OLD BUSINESS

20) 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.

This application was continued from the March 26, 2003 Planning Commission Meeting at the request of the Planning Commission. There were some concerns with the easement along the west property line in addition to a concern with a possible public well that may be on the site.

However, the easement to the well has been taken into account on the site plan and the public well is located on the parcel to the north, 139-05-801-010.

The applicant should be aware, as outlined in the original staff report, that in order to meet the parking requirements for the use, the size of the church building will have to be reduced.

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

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.

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

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE UN-16-03 indefinitely.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

Item #21 AMP-11-03 and #22 ZN-17-03 are related.

21) 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.

This item was continued from the March 26, 2003, Planning Commission Meeting in order for the applicant to submit a revised legal description for the revisions to the southern boundary of the subject area as presented by the applicant at the podium. Specifically, at the meeting the applicant proposed to amend the request by reducing the amount of commercial area by approximately ten acres, replacing it with single family residential. The related items, AMP-08-03 and ZN-13-03 (R-E to R-1), were approved on March 26th and forwarded to City Council for final approval.

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

This item was continued from the March 12, 2003, 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 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 and 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 Marilyn Kirkpatrick SECONDED to APPROVE AMP-11-03 as **NEIGHBORHOOD COMMERCIAL FOR THE PARCELS THAT ARE FARTHEST NORTH.**

The motion carried by UNANIMOUS vote.

Vice-Chairman Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE AMP-11-03 as **LDR (Low Density Residential) FOR THE SOUTHERN PORTION OF THE PARCEL.**

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #21 AMP-11-03 and #22 ZN-17-03 are related.

22) 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.

This item was continued from the March 26, 2003, Planning Commission Meeting in order for the applicant to submit a revised legal description for the revisions to the southern boundary of the subject area as presented by the applicant at the podium. Specifically, at the meeting the applicant proposed to amend the request by reducing the amount of commercial area by approximately ten acres, replacing it with single family residential. The related items, AMP-08-03 and ZN-13-03 (R-E to R-1), were approved on March 26th and forwarded to City Council for final approval.

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

This item was continued from the March 12, 2003, Planning Commission Meeting.

RECOMMENDATION

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 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 Joy Diaz SECONDED to APPROVE ZN-17-03 **FOR THE TWO (2) NORTHERN PORTIONS OF THE SITE.**

The motion carried by UNANIMOUS vote.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to APPROVE ZN-17-03 **FROM R-E TO R-1 FOR THE SOUTHERN PORTION OF THE SITE.**

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #23 AMP-35-02, #24 ZN-124-02 and #25 T-970 are related.

23) 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 meetings of March 12 and March 26, 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.

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.

RECOMMENDATION:

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

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/14/03 Planning Commission meeting.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE AMP-35-02 to the 5/14/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/14/03.

Item #23 AMP-35-02, #24 ZN-124-02 and #25 T-970 are related.

24) 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, March 12 and March 26, 2003, at the request of the applicant. A revised preliminary development plan was submitted on March 24th and review comments will be presented in a forthcoming memorandum. Please see the attached minutes and Staff Report for reference purposes.

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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/14/03 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 ZN-124-02 to the 5/14/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/14/03.

Item #23 AMP-35-02, #24 ZN-124-02 and #25 T-970 are related.

25) 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, March 12 and March 26, 2003, at the request of the applicant. A revised tentative map was submitted on March 24 and review comments will be presented in a forthcoming memorandum. 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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/14/03 Planning Commission meeting.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to CONTINUE T-970 to the 5/14/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/14/03.

This item was heard first on the Agenda prior to the Consent Agenda vote.

26) 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.

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

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:

1. 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.

Chairman Dean Leavitt stated the applicant has indicated to him his desire to continue this item for two (2) weeks to the 4/23/03 Planning Commission to address some new conditions the applicant wishes to propose regarding vinyl fencing.

Vice-Chairman Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE T-931 to the 4/23/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/23/03.

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: PM

A motion to ADJOURN the April 9, 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