

MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Dean Leavitt, Chairman
Nelson Stone
Joy Diaz
Jay Aston

2200 Civic Center Drive
North Las Vegas, NV 89030
BUS: (702) 633-1516
FAX: (702) 649-6091

Anita Wood, Vice-Chairman
Marilyn Kirkpatrick
Jo Cato

Planning Commission MINUTES are available on the internet at:

www.cityofnorthlasvegas.com

April 23, 2003

CALL TO ORDER:

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

ROLL CALL:

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

STAFF PRESENT:

Steve Baxter, Planning Manager
Marc Jordan, Principal Planner
Mary Aldava, Planner
Lenny Badger, Public Works
Lenny Badger, 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

Commissioner Nelson Stone

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 26, 2003.

Commissioner Joy Diaz MOVED and Commissioner Nelson Stone SECONDED to APPROVE the minutes of the March 26, 2003 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-66-03 (10476) ROME 20, UNIT II

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Centex Homes and accept the Subdivision Bond in the amount of \$718,441.02.

B) PW-67-03 (10477) KAVANAUGH'S PUB & GRILL

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Indemnity Company of California to release the Subdivision Bond in the amount of \$171,999.85.

C) PW-68-03 (10478) COBBLESTONE MANOR WEST

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by D.R.Horton, Inc. and accept the Subdivision Bond in the amount of \$466,923.00.

D) PW-69-03 (10479) COBBLESTONE MANOR SOUTH

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by D.R. Horton, Inc. and accept the Subdivision Bond in the amount of \$168,733.73.

E) PW-70-03 (10480) CLASSIC PLUMBING

Accept the Commercial Developments Off-Site Improvements Agreement by Classic Land, LLC and accept the Off-Site Improvements Bond in the amount of \$23,362.46.

F) PW-71-03 (10481) CLAYTON STREET ROAD IMPROVEMENTS & CAMINO ELDORADO

Accept the Subdivision Off-Site Improvements Agreement by Pardee Homes of Nevada and accept the Performance Bond in the amount of \$108,946.53.

G) PW-72-03 (10482) SCHELLING ESTATES, TRACK 1, UNIT 2

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify American Motorists Insurance Company to release the Subdivision Bond in the amount of \$186,467.83.

H) PW-73-03 (10483) SENECA FALLS V

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Seneca Falls, LLC, a Nevada Limited Liability Company, and accept the Subdivision Bond in the amount of \$150,097.48.

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

The motion carried by UNANIMOUS vote.

NEW BUSINESS

1) AMP-19-03 (10157) PECOS 90 (Public Hearing)

An application submitted by Richmond American on behalf of Revere, LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designations of Industrial and Light Industrial to MDR Medium Density Residential. The property is generally located at the southwest corner of Ann Road and Donovan Way. The Assessor's Parcel Numbers are 123-31-501-001, 123-31-202-001, 123-31-203-002, 123-31-203-003, 123-31-203-004, 123-31-204-001, 123-31-204-002, 123-31-204-004, 123-31-301-003, 123-31-301-006, 123-31-301-011, 123-31-301-002 and 123-31-601-001.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/28/03 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.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to CONTINUE AMP-19-03 to the 5/28/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/28/03.

2) AMP-20-03 (10171) CITY OF NORTH LAS VEGAS (Public Hearing)

An application submitted by the City of North Las Vegas for an Amendment to the Master Plan of Streets and Highways for the following:

1. Extend Washburn Road from Pecos Road east across the Union Pacific Railroad and I-15 to the La Madre Way alignment up to Lamb Boulevard at 80' right-of-way.
2. Extend Ann Road from Donovan Way to I-15 at 80' right-of-way.
3. Extend Donovan Way from Lamb Boulevard to Tropical Parkway and extend Tropical Parkway from Donovan Way to Lamont Street at 60' right-of-way.
4. Add Marion Drive from I-15 to Donovan Way/Tropical Parkway at 80' right-of-way.
5. Add Sloan Lane across I-15 from Regena Avenue to Centennial Parkway at 80' right-of-way.
6. Add Hollywood Boulevard at 100' right-of-way between I-15 and Centennial Parkway and between El Campo Grande Avenue and Ann road.
7. Increase the right-of-way of Lamb Boulevard from 100' to 120' from I-15 to Deer Springs Way.
8. Increase the right-of-way of El Campo Grande between Beesley Drive and Hollywood Boulevard from 80' to 100'.
9. Reduce the right-of-way of Tropical Parkway from 100' to 80' between Mt. Hood Street and Shatz Street.

RECOMMENDATION:

The Development Services Department recommends that AMP-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.

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

- ▶ Golden Welch, 4420 S. Decatur Boulevard, Las Vegas, Nevada 89103

Mr. Welch stated he opposes this project as it negatively affects his company.

- ▶ Mark Lefkowitz, 8008 Clock Tower, Las Vegas, Nevada 89117

Mr. Lefkowitz stated he is in favor of this project and believes this project would be beneficial to the area.

- ▶ Bob Gronauer, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109

Mr. Gronauer stated he opposes this project as he is representing property owners who claim they have not been notified of this project and feels the property owners who will be affected by this project should be notified in advance.

Chairman Leavitt closed the Public Hearing.

Clete Kus, with Transportation Services, stated these amendments originate back to the I-15/Northeast Corridor Study, which is a study that began back in the year 2,000 and there have been numerous public meetings held on this project.

Commissioner Nelson Stone MOVED and Chairman Dean Leavitt SECONDED to APPROVE AMP-20-03 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Joy Diaz voting against the motion.

The item was APPROVED.

Item #3 ZN-28-03, #4 ZN-29-03, #5 VAC-09-03 and #6 T-996 are related.

3) ZN-28-03 (10166) COMMERCE/VERDE (Public Hearing)

An application submitted by Centex Homes dba Real Homes on behalf of R & S Alexander, 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 northeast corner of La Madre Way and Commerce Street. The Assessor's Parcel Numbers are 124-34-701-035, 124-34-702-003, 124-34-702-004, 124-34-702-001, 124-34-701-027 and 124-34-702-002.

RECOMMENDATION:

The Development Services Department recommends that ZN-28-03 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 Mary Aldava, Planner, on behalf of the applicant who stated staff is recommending approval of this item.

Mark Bangan, of L.R.Nelson, 3035 E. Patrick Lane, 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. The following participant came forward:

- ▶ Werner Hellmer, 70 W. La Madre Way, North Las Vegas, Nevada 89031

Mr. Hellmer stated he has drainage concerns and how it may affect his property, and he does not feel drainage has been addressed.

Chairman Leavitt closed the Public Hearing.

Lenny Badger, with Public Works, stated the Public Works has not seen a drainage study and is concerned about drainage along the northern boundary.

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE ZN-28-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #3 ZN-28-03, #4 ZN-29-03, #5 VAC-09-03 and #6 T-996 are related.

4) ZN-29-03 (10165) COMMERCE/VERDE (Public Hearing)

An application submitted by Centex Homes dba Real Homes on behalf of R & S Alexander, 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 southeast corner of La Madre Way and Conway Street. The Assessor's Parcel Numbers are 124-34-802-001 and 124-34-802-003.

RECOMMENDATION:

The Development Services Department recommends that ZN-29-03 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 Mary Aldava, Planner, on behalf of the applicant who stated staff is recommending approval of this item.

Mark Bangan, of L.R.Nelson, 3035 E. Patrick Lane, 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. The following participant came forward:

- ▶ Werner Hellmer, 70 W. La Madre Way, North Las Vegas, Nevada 89031

Mr. Hellmer stated he has drainage concerns and how it may affect his property, and he does not feel drainage has been addressed.

Chairman Leavitt closed the Public Hearing.

Lenny Badger, with Public Works, stated the Public Works has not seen a drainage study and is concerned about drainage along the northern boundary.

Commissioner Nelson Stone MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE ZN-29-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #3 ZN-28-03, #4 ZN-29-03, #5 VAC-09-03 and #6 T-996 are related.

5) VAC-09-03 (10163) COMMERCE/VERDE (Public Hearing)

An application submitted by Centex Homes dba Real Homes on behalf of R & S Alexander, LLC, property owner, for a vacation of the southerly 30 feet right-of-way of Rosada Way commencing at Conway Street and proceeding west approximately 300 feet and to vacate Conway Street commencing at La Madre Way and proceeding north 650 feet to Rosada Way.

RECOMMENDATION:

The Development Services Department recommends that VAC-09-03 be **denied** based on the recommendation submitted by the Department of Public Works.

The application was presented by Mary Aldava, Planner, on behalf of the applicant who stated staff is recommending this item be continued based on Public Works recommending denial of this item.

Richard Turner, 3035 E. Patrick Lane, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant.

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

Eugene Hurley, 1061 Miller Ave, North Las Vegas, Nevada

Mr. Hurley stated he opposes this project as he has been pressured to sell his property and he does not wish to sell it.

Chairman Leavitt closed the Public Hearing.

Commissioner Marilyn Kirkpatrick stated she recommends this item be continued to address Public Works issues.

Vice-Chairman Anita Wood agreed with Commissioner Kirkpatrick's comments.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to CONTINUE VAC-09-03 to the 5/14/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/14/03.

Item #3 ZN-28-03, #4 ZN-29-03, #5 VAC-09-03 and #6 T-996 are related.

6) T-996 (10164) COMMERCE/VERDE

An application submitted by Centex Homes dba Real Homes on behalf of R & S Alexander, LLC, property owner, for a tentative map review in an R-1 Single-Family Residential District consisting of 94 single-family dwellings . The property is generally located at the northeast corner of LaMadre Way and Commerce Street. The Assessor's Parcel Numbers are 124-34-702-003, 124-34-702-004, 124-34-701-035, 124-34-702-001, 124-34-701-027, 124-34-702-002, 124-34-702-001.

RECOMMENDATION:

The Development Services Department recommends that T-996 be continued indefinitely to allow the applicant time to submit a revised tentative map that addresses all issues of concern mentioned in the analysis section.

State Statutes require the Planning Commission to act within 45 days, otherwise the tentative map would be deemed approved. Therefore, unless the applicant is willing to continue the application, the Development Services Department will have to recommend that T-996 be denied.

However, if the Planning Commission determines from the evidence presented that approval is warranted, then the following conditions are recommended:

1. The applicant has a pending rezoning applications (ZN-28-03 & ZN-29-03) 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 provide an acceptable form of traffic calming (e.g., traffic circles, curvilinear streets, etc.) for every street section exceeding 500 linear feet. as required by Section 16.08.085 of the Municipal Code.
3. That the applicant demonstrate how Block 1, Lot 2 can accommodate a structure without necessitating a variance, prior to approval of a final map.
4. That the development comply with the Single Family Design Guidelines.
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 perimeter walls be owned and maintained by the homeowners' association.
7. 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.
8. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
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. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
11. Approval of a traffic study is required prior to submittal of the civil improvement plans.
12. Approval of a drainage study is required prior to submittal of the civil improvement plans.
13. 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.

14. A water network analysis must be submitted with the civil improvement plans.
15. 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.
16. Applicant shall submit a title report to Real Property Services. Exceptions listed in the title report but not delineated on the map may substantially alter the tentative map layout.
17. The map shall be revised to include the Roadway Easements granted for Conway Street per Document Numbers 990610:00796 and 990427:01458.
18. If VAC-09-03 is denied, the site must be revised to include Conway Street and Rosada Way.
19. If VAC-09-03 is approved, the site will have to be redesigned to include the following:
 1. The cul-de-sac bulb for Conway Street must be entirely on the subject property. The City will not accept a dedication that will burden the adjacent property owner.
 2. The Conway Street cul-de-sac will exceed the maximum length of 500'. The applicant will be required to provide a secondary means of access.
 3. A drainage easement along the Conway Street alignment will be required to perpetuate existing flows.
20. The following right of way dedications are required:
 1. Forty feet (40.0') for Commerce Street;
 2. Thirty feet (30.0') for LaMadre Way, Rosada Way, and Conway Street.
21. The landscape area along Commerce Street shall be increased as needed to accommodate the Nevada Power transmission line easement. Revise the tentative map to include the easement and pole locations.
22. Construction of off-site storm drain facilities must conform to the CNLV North Neighborhood Flood Control Master Plan.
23. Entrance streets must be revised to a minimum of sixty-foot (60.0') right of way width.
24. 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.
25. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
26. 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 Mary Aldava, Planner, on behalf of staff who indicated staff is recommending this item be continued to allow the applicant time to amend their tentative map.

Richard Turner, 3035 E. Patrick Lane, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to CONTINUE T-996 to the 5/14/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/14/03.

Vice-Chairman Anita Wood abstained from voting on this item due to a business interest.

7) UN-24-03 (10101) STAR NURSERY (Public Hearing)

An application submitted by Star Nursery on behalf of Craig Keough, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a plant nursery. The property is generally located at the northwest corner of Ann Road and Coleman Street. The Assessor's Parcel Numbers are 124-29-803-007 and 124-29-803-009.

RECOMMENDATION:

The Development Services staff recommends that UN-24-03 be **approved** with the following conditions:

1. A new Cost Participation Agreement is required. Contact Sonya Spears, Management Analyst at 633-1975 for additional information.
2. The applicant shall provide Real Property Services a copy of the shared access agreement.
3. All requirements of the Commercial Development Standards and Design Guidelines shall be met with the following exceptions:
 - a. The sidewalk along Ann Road is not required to be separated from the back of the street curb by a minimum of five feet; and
 - b. The applicant is not required to provide a minimum of 50 square feet of plaza space for each one (1) acre of land, however, a minimum of two (2) benches must be provided in the shade canopy area; and
 - c. Six (6) feet of foundation landscaping next to the building is not required. However, two (2) six foot (6") planting beds on the east and west side of the building shall be provided; and
 - d. Landscaped islands will not be required to be installed between the parking rows of every other double row of parking. However, the applicant shall be required to provide diamonds, a minimum of 5 feet by 5 feet (5'x5') spaced every three (3) parking stalls. Each diamond will contain a minimum of one (1) 24-inch box tree.
4. The applicant shall provide a suitable alternative to the proposed three (3) eight foot by ten foot (8' x 10') corrugated roll-up steel doors located at the south elevation. The design shall be subject to review and approval by the Development Services Department.
5. No storage of transport containers shall be permitted on-site at any time.
6. All signage shall comply with the Zoning Ordinance.

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 Jo Cato MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE UN-24-03 per staff's recommendations subject to the following change:

Condition #4 Changed to Read: "The corrugated roll-up steel doors shall be painted to match the building located at the south."

The motion carried by MAJORITY vote with Vice-Chairman Anita Wood abstaining from voting on this item due to a business interest.

The item was APPROVED.

Item #8 SPR-12-03 and #9 UN-25-03 are related.

8) SPR-12-03 (10124) ELDORADO VILLAGE II

An application submitted by Carter & Burgess, Inc. on behalf of Pardee Homes of Nevada, property owner, for a site plan review in an O-L/DA Open Land/Development Agreement District for a 36,213 square foot commercial /retail development. The property is generally located at the southwest corner of Camino Al Norte and Ann Road. The Assessor's Parcel Number is 124-33-501-001.

On April 16, 2003 the applicant met with staff and staff agreed to amend some of the conditions of approval recommended by Development Services in the staff report. The following conditions of approval replace those listed in the staff report.

RECOMMENDATION:

The Development Services Department recommends that SPR-12-03 be approved with the following conditions:

1. Approval of a drainage study is required prior to submittal of the civil improvement plans.
2. Approval of an updated traffic study is required prior to submittal of the civil improvement plans.
3. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer.
4. A Cost Participation Agreement is required for the project. Contact Sonya Spears, Management Analyst at 633-1975 for additional information.
5. Construction of off-site storm drain facilities must conform to the City of North Las Vegas Neighborhood Flood Control Master Plan.
6. All buildings shall be of a uniform architectural design subject to review and approval by staff.
7. Color samples shall be submitted at the time of building permit request and shall be earth tone or neutral colors indigenous to the Las Vegas Valley and its surrounds.
8. Landscaping shall be provided at the end of all parking rows, subject to staff review and approval.
9. Above ground planter pots shall be provided for every 25 feet of building frontage for Shops 1 and Pad A. Spacing and size of planter pots shall be subject to staff review and approval.
10. The proposed six (6) foot to eight (8) foot block wall at the west portion of the site shall be decorative and subject to review and approval by staff.
11. Signage shall be provided as shown on the site plan and elevations.
12. Fire access lanes shall be designed and installed in accordance with Fire Code requirements.
13. Phasing shall be subject to staff review and approval.

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

Paul Larsen, 300 S. 4th Street, Las Vegas, Nevada 89101 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #8 SPR-12-03 and #9 UN-25-03 are related.

9) UN-25-03 (10123) ELDORADO VILLAGE II (Public Hearing)

An application submitted by Carter & Burgess, Inc. on behalf of Pardee Homes of Nevada, property owner, for a use permit in an O-L/DA Open Land/Development Agreement District to allow a convenience food restaurant with a drive-through. The property is generally located at the southwest corner of Camino Al Norte and Ann Road. The Assessor's Parcel Number is 124-33-501-001.

RECOMMENDATION:

The Development Services Department recommends that UN-25-03 be **approved** subject to the following conditions:

1. All conditions of approval of the Eldorado Development Agreement.
2. All conditions of approval of SPR

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

Paul Larsen, 300 s. 4th Street, Las Vegas, Nevada 89101 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Eugene Maxwell, 5338 Farley Feather Court, North Las Vegas, Nevada 89031

Mr. Maxwell stated he wanted to know how far this project would extend toward Hammer.

Chairman Leavitt closed the Public Hearing.

Louie Aguilar, 200 E. Baker, Costa Mesa, California (no zip stated) appeared representing the developer who is purchasing this property.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to APPROVE UN-25-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

10) UN-26-03 (10143) KERN RIVER 2003 EXPANSION PROJECT (Public Hearing)

An application submitted by Kern River Gas Transmission Company on behalf of the Bureau of Land Management, property owner, for a use permit in an O-L Open Land District to allow construction of utility facility. The property is located approximately 260 feet south of Elkhorn Road and approximately 540 feet east of Nellis Boulevard. The Assessor's Parcel Number is 123-21-000-001.

RECOMMENDATION:

The Development Services Department recommends that UN-26-03 be **approved** subject to the following condition:

1. That a decorative block wall and landscaping be provided to screen the building and/or equipment from adjacent properties and/or rights-of-way. The improvements shall be in conformance with applicable codes and shall commence at such time that development encroaches to within 660 feet of this site.

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

Eric Campbell, 3960 Marshal Way, Long Beach, California 90807 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.

Commissioner Jo Cato MOVED and Commissioner Joy Diaz SECONDED to APPROVE UN-26-03 per staff's recommendations subject to the following change:

Condition #1 Changed to Read: "That a decorative block wall or landscaping scheme be provided to screen the building and/or equipment from the adjacent properties and/or rights-of-way. The improvements shall be in conformance with applicable codes and shall commence at such time that development encroaches to within 660 feet of this site."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

11) UN-28-03 (10152) AMERICAN PREMIERE HOMES (Public Hearing)

An application submitted by American Premiere Homes, Inc., on behalf of T & R Painting & Drywall, property owner, for a use permit in a M-2 General Industrial District to allow a temporary building. The property is located at 235 West Brooks Avenue. The Assessor's Parcel Number is 139-15-610-004.

RECOMMENDATION

The Development Services Department recommends that UN-23-03 be **denied**. If however the Planning Commission were to determine that **approval is warranted** the following condition of approval is recommended:

1. That the use shall be in conformance with all Codes and Ordinances including but not limited to parking requirements.

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

The item was WITHDRAWN.

12) UN-29-03 (10177) NPCO NLV VEHICULAR PAYMENT CENTER (Public Hearing)

An application submitted by Nevada Power Company, property owner, for a use permit in an R-A/CR Redevelopment Area/Commercial Retail Subdistrict to allow a temporary building. The property is located at 1608 East Lake Mead Boulevard. The Assessor's Parcel Number is 139-23-601-013.

RECOMMENDATION

The Development Services Department recommends that UN-29-03 be **approved** subject to the following conditions:

1. That a decorative masonry wall be provided along the perimeter of the site in all areas where chainlink exists or is proposed. Chainlink may only be utilized temporarily as incidental to phase-one, and shall be removed or replaced with a decorative masonry wall upon occupancy of the permanent facility.
2. That the perimeter landscaping along Hunkins Drive shall have a average width of nine-feet adjacent to the deceleration lane, and twenty-feet in all other areas.
3. That the perimeter landscaping along Hunkins Drive shall be installed as part of phase-one.
4. That UN-29-03 shall expire on April 23, 2004.
5. The easterly driveway shall have a minimum 100' spacing with the existing drive of the adjacent parcel.
6. A traffic study is required with a queuing analysis based upon the existing facility at Civic Center Drive and McDaniel Street.

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

George Rogers, 4625 S. Polaris Avenue, #216, Las Vegas, Nevada 89103 appeared on behalf of the applicant.

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 UN-29-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

13) T-958 (10153) ANN & WILLIS (Revised)

An application submitted by Tiberti-Blood, property owner, for a revised tentative map review in a PUD Planned Unit Development District consisting of 139 single-family dwellings. The property is generally located at the northwest corner of Ann Road and Willis Street. The Assessor's Parcel Numbers are 124-30-801-002, 124-30-801-004 and 124-30-801-005.

RECOMMENDATION:

The Development Services Department recommends that revised T-958 be **approved** with the following conditions of approval.

1. The applicant shall comply with all conditions of development for the PUD Planned Unit Development District (ZN-36-02).
2. The sidewalk next to Ann Road shall be separated from the back of curb by a minimum five feet and shall be meandering in design.
3. Construction of off-site storm drain facilities must conform to the CNLV North Neighborhood Flood Control Master Plan.
4. Approval of a traffic study is required prior to submittal of the civil improvement plans.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. 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.
7. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer.
8. 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.
9. The North Las Vegas Traffic Engineer may require minor revisions to the interior streets prior to approval of the civil improvement plans for the project.
10. A water network analysis must be submitted with the civil improvement plans.
11. 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.
12. The civil improvement plans for the project shall include half street improvements over the existing bridge for El Campo Grande Avenue and Willis Street.
13. The following right-of-way dedications are required:
 - a. Thirty (30) feet for El Campo Grande Avenue and Willis Street.
 - b. Forty (40) feet for Valley Drive.
 - c. Bus turnout on Valley Drive north of Ann Road.
 - d. Flared intersection at Ann Road and Valley Drive per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.
14. Special Improvement District #57 shall be paid off prior to recordation of the final map.

15. The ten feet (10.0') of landscaping shall be maintained adjacent to Valley Drive behind the bus turnout.
16. The entrance street on Ann Road shall be limited to right in and right out access unless it is relocated to 660 feet from the intersection with Valley Drive.
17. 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.
18. Fire hydrant distribution shall be in accordance with Fire Code requirements.
19. The applicant shall be required to provide, at a minimum, the following amenities:
 - a. Circuitous lighted paths
 - b. A minimum of 20 trees per acre
 - c. At least 2 differing age appropriate play structures for children with EPDM resilient fall protection, and accompanying shade ramada
 - d. A large open space area for group / organized play
 - e. One large group shade area / gazebo (30' diameter), lighted
 - f. Picnic tables and barbecue grills
 - g. Benches spaced along park pathways
 - h. Details of amenities to be provided

The Open Space amenities are to be ADA accessible.

20. 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
21. Five copies of a revised 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.

Grant Nakumi, of Southwest Engineering, 3610 N. Rancho Drive, Las Vegas, Nevada 89130 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Joy Diaz MOVED and Commissioner Nelson Stone SECONDED to APPROVE T-958 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

14) FDP-11-03 (10041) TESORO

An application submitted by American Premiere Homes on behalf of Tesoro, LLC, property owner, for a Final Development Plan review in a PUD Planned Unit Development District, consisting of 109 single-family dwellings. The property is generally located north of Centennial Parkway approximately 330 feet west of Statz Street. The Assessor's Parcel Numbers are 124-24-401-009 and 124-24-401-010.

RECOMMENDATION:

The Development Services Department recommends that FDP-11-03 be **continued indefinitely** in order to allow the applicant sufficient time to submit revised site plans addressing all issues of concern outlined within the analysis section and to meet with Parks and Recreation to determine what amenities will be required of the private park areas.

If however, the Planning Commission determines that approval is warranted at this time, the Development Services Department recommends that an **approval** of FDP-11-03 be subject to the following conditions:

1. That the development comply with all conditions of approval of ZN-48-02 and T-925.
2. Construction of off-site storm drain facilities must conform to the CNLV North Neighborhood Flood Control Master Plan.
3. Crash gates are prohibited; the site must be revised to use electric gates with AVI loops.
4. Directional islands are required at the traffic circle.
5. The line symbol shown running between Lots 76-84 and Lots 101-109 is not noted in the legend and must be removed from the plan
6. 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.
7. That the applicant shall schedule a meeting with the Parks and Recreation Director or designee to determine what amenities will be required of the private park areas.

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 Nelson Stone MOVED and Chairman Dean Leavitt SECONDED to CONTINUE FDP-11-03 to the 5/14/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/14/03.

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

15) SPR-10-03 (10428) CITY OF NORTH LAS VEGAS

An application submitted by the City of North Las Vegas, property owner, for a site plan review in an R-A/PSP Redevelopment Area/Public/Semi-Public Subdistrict for the City of North Las Vegas Justice Facility. The property is located at 2333 Las Vegas Boulevard North. The Assessor's Parcel Number is 139-23-506-005.

RECOMMENDATION:

The Development Services Department recommends that SPR-10-03 be **approved** subject to the following conditions and forwarded to the Redevelopment Agency for final consideration:

1. That the development of this site be in substantial compliance with the submitted site plan and elevation drawings; and
2. That the development of this site be in compliance with the Commercial Development Standards and Design Guidelines with the exception of the following:
 1. That the building is not required to be located at the minimum setbacks nearest to the intersection; and
 2. That a 12-foot decorative block wall be permitted without "stepping"; and
 3. That five feet (5.00') of landscaping be permitted between the eastern property line and the adjacent parking area; and
 4. That the sidewalk along Las Vegas Boulevard be permitted to remain adjacent to the back-of-curb.

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

Brian Martin, of the City of North Las Vegas Public Works Department, appeared on behalf of the applicant and concurred with staff's recommendations.

Although this was not a Public Hearing item, Chairman Dean Leavitt opened the Public Hearing and the following participant came forward:

The Honorable Warren Vanlandschoot stated he is present to support this project and answer any questions the Commissioners may have.

Vice-Chairman Anita Wood MOVED and Commissioner Jo Cato SECONDED to APPROVE SPR-10-03 per staff's recommendations.

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

The item was APPROVED.

Item #16 T-993 and #17 T-994 are related.

16) T-993 (10161) CHEYENNE & VALLEY COMMERCIAL

An application submitted by Taney Engineering on behalf of Lollito LLC ½ and GRBSSG LLC ½, property owners, for a tentative map review in a PUD Planned Unit Development District consisting of 1 commercial lot. The property is generally located at northeast corner of Valley Drive and Cheyenne Avenue. The Assessor's Parcel Numbers are 139-07-801-010, 139-07-801-011 and 139-07-801-012.

RECOMMENDATION:

Based on the recommendation provided by the Department of Public Works, the Development Services Department recommends that T-993 be **continued** to allow the applicant time to submit a title report to Real Property Services.

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

1. That the development of this site comply with all conditions of Ordinance No. 1672 (ZN-76-02); and
2. Applicant shall submit a traffic study update for review and approval; and
3. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
4. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer; and
5. A water network analysis must be submitted with the civil improvement plans; and
6. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures map 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; and
7. Applicant shall submit a title report to Real Property Services. Exceptions listed in the title report but not delineated on the map may substantially alter the tentative map layout; and
8. Additional right of way dedication required for the flared intersection at Valley and Cheyenne per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1; and
9. In order for the tentative map to conform to North Las Vegas Municipal Code 16.12.030 the following corrections / revisions are required:
 1. Contour elevations must be legible;
 2. The radius of all curves must be shown;
 3. Add a statement regarding protective covenants and deed restrictions that the developer intends to enforce.
 4. The heavy line running through the site is not referenced in the legend and must be removed.

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

Ed Taney, of Taney Engineering, 4445 S. Jones Boulevard, Las Vegas, Nevada 89103 appeared on behalf of the applicant.

Vice-Chairman Anita Wood MOVED and Commissioner Jo Cato SECONDED to APPROVE T-993 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #16 T-993 and #17 T-994 are related.

17) T-994 (10160) CHEYENNE/VALLEY COMMERCIAL

An application submitted by Taney Engineering on behalf of Lyle SSP Brennan Trust 1988, property owners, for a tentative map review in a PUD Planned Unit Development District consisting of 1 commercial lot . The property is generally located at northwest corner of Valley Drive and Cheyenne Avenue. The Assessor's Parcel Number is 139-07-401-004.

RECOMMENDATION:

The Development Services Department recommends an **indefinite continuance** to T-994 to allow the applicant time to submit a title report to Real Property Services of the Public Works Department.

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

1. That the development shall comply with all conditions of ZN-27-00.
1. Applicant shall submit a traffic study update for review and approval.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer.
4. A water network analysis must be submitted with the civil improvement plans.
5. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures map 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.
6. Applicant shall submit a title report to Real Property Services. Exceptions listed in the title report but not delineated on the map may substantially alter the tentative map layout.
7. Additional right of way dedication required for the flared intersection at Valley and Cheyenne per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.
8. Right of way dedication for a bus turn out is required on Cheyenne east of Valley Drive.
9. Prior to submitting the conformed tentative map add the public utility easement granted per Document Number 870626:00851.
10. In order for the tentative map to conform to North Las Vegas Municipal Code 16.12.030 the following corrections / revisions are required:
 1. Contour elevations must be legible;
 2. Add a statement regarding protective covenants and deed restrictions that the developer intends to enforce.

11. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

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

Ed Taney, of Taney Engineering, 4445 S. Jones Boulevard, Las Vegas, Nevada 89103 appeared on behalf of the applicant.

Vice-Chairman Anita Wood MOVED and Commissioner Jo Cato SECONDED to APPROVE T-994 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

18) T-995 (10169) CORTEZ HEIGHTS

An application submitted by Woodside Homes on behalf of Portola Development Co., L.C., property owner, for a tentative map review in a PUD Planned Unit Development District consisting of 239 single-family dwellings. The property is generally located at northeast corner of Donna Street and Washburn Road. The Assessor's Parcel Numbers are 124-35-201-002 and 124-35-201 and 003.

The recommendation from the Department of Public Works has been changed to a recommendation of approval, subject to the conditions listed in the attached memorandum. Therefore, the Development Services Department recommends that T-995 be approved subject to the following conditions:

1. That the development comply with all applicable conditions of Ordinance No. 1714 (ZN-94-02) and FDP-05-03; and
2. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map; and
3. Fire lane width shall be maintained in accordance with Fire Code requirements; and
4. A minimum of two means of access will be required for each group of 25 or more residential units; and
5. Remove the section thickness from the typical sections prior to submitting the conformed tentative map. The off-site pavement sections will be determined by the Department of Public Works.
6. Construction of off-site storm drain facilities must conform to the CNLV North Neighborhood Flood Control Master Plan.
7. On street parking is prohibited on 32' streets. The developer shall be required to install "No Parking" signs on both sides of the street.
8. Parking is limited to one side of the 38' streets. The developer shall be required to install "No Parking" signs.
9. The developer shall be required to complete the half street improvements on Donna Street, North Fifth Street, Washburn Road, and Hammer Lane.
10. The developer shall relinquish the Nevada Power blanket utility easement recorded as Document Number 970609:00626 prior to approval of the final map for the project.
11. That notes be placed on the final map addressing the conditions of approval, as deemed appropriate by the Development Services Department; and
12. That all conditions mentioned herein be satisfied prior to recording any final map.

The application was presented by Marc Jordan, Principal 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.

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to APPROVE T-995 per staff's recommendations.

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

The item was APPROVED.

19) Discussion and possible action on the proposed new By-Laws for the Planning Commission

OLD BUSINESS

20) 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 89 single family dwellings. The property is generally located at the southeast corner of Centennial Parkway and Walnut Road. Assessor's Parcel Number is 123-30-501-001.

This application was continued from the Planning Commission meeting of March 26, 2003, at the request of the applicant

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

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

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

RECOMMENDATION:

The Development Services Department recommends that FDP-04-03 be **continued indefinitely** in order to allow the applicant sufficient time to submit revised site plans addressing all issues of concern outlined within the analysis section.

If however the Planning Commission determines that approval is warranted at this time, the Development Services Department recommends that an approval of FDP-04-03 be subject to the following conditions:

1. That the development comply with all conditions of approval of ZN-72-02.
2. That the final development plan be redesigned to comply with all applicable codes and ordinance.
3. That the applicant shall provide calculations and dimensions on the square footage proposed within the individual lot areas in order to determine whether the open space proposed within the lot areas can be counted toward the open space requirement.
4. That the applicant shall schedule a meeting with the Parks and Recreation Director or designee to determine what amenities will be required of the private park areas.

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

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to CONTINUE FDP-04-03 to the 5/14/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/14/03.

21) 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.

This item was continued from the April 9th Planning Commission Meeting at the applicants request. In addition, staff has a concern with the potential for landscape incompatibility within the corridor. Specifically, the applicant should be aware that landscaping will be installed within the Valley/Allen alignment in the median and in street side linear parks. Typically tall trees such as pines and palms are prohibited underneath power lines. The landscaping proposed for Valley/Allen does not include pines or palms, but the applicant should be aware that landscaping, including trees, will be installed.

(from the 4/9/03 Planning Commission meeting):

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 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 Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to CONTINUE UN-19-03 to the 5/14/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/14/03.

22) 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.

This application was continued from the Planning Commission meeting of April 9, 2003, at the request of the applicant.

(from the 4/9/03 Planning Commission meeting):

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 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 UN-23-03 to the 5/14/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/14/03.

23) 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 April 9, 2003 meeting. The applicant has not submitted any additional documentation or proposals from their original request.

(from the 4/9/03 Planning Commission meeting):

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.

(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.

(from the 2/26/03 Planning Commission meeting):

The applicant requested a continuance at the January 22, 2003 meeting. The applicant has not submitted any additional documentation or proposals from their original request.

The applicant requested a continuance at the April 9, 2003 meeting. The applicant has submitted documentation and additional specifications about the proposed vinyl fencing. The manufacturer of the proposed fence has reformulated the material to help provide additional resistance to the intense radiation of the Las Vegas Valley. However, the formula has only been in use for two years and has not received any long-term testing, although current results are promising.

If the Commission wishes to approve the waiver and support the proposed vinyl fencing, conditions should be placed that ensure the quality of the material and the installation.

Development Services Department recommends approval of the waiver to remove condition #8 from T-931 with the following additional conditions:

1. That plastic, vinyl and similar materials shall not be permitted as part, or in whole, for the construction of any perimeter walls or fences for the development.
2. That the proposed fence shall be engineered and designed to meet building code requirements.
3. That the proposed fence shall be engineered to resist the long-term effects of solar radiation, wind, and dryness inherent to the Las Vegas Valley.

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.

Commissioner Jay Aston MOVED and Commissioner Nelson Stone SECONDED to APPROVE T-931 per staff's recommendations subject to the following changes:

Condition #2 Changed to Read: "That the proposed fence shall be engineered, designed and installed to meet manufacturer's specifications and building code requirements."

Condition #4 Added to Read: "All vinyl fencing shall be compatible for pool installations."

Condition #5 Added to Read: "The posts and/or all connections shall not be attached to the homes."

Condition #6 Added to Read: "Exhibit 1 attached as a photograph with the lattice fencing."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

PUBLIC FORUM

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

No members of the public came forward.

DIRECTOR'S BUSINESS: None

CHAIRMAN'S BUSINESS: None

ADJOURNMENT: PM

A motion to ADJOURN the April 23, 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