

MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Dean Leavitt, Chairman
Nelson Stone
Joy Diaz
Jay Aston

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Anita Wood, Vice-Chairman
Marilyn Kirkpatrick
Jo Cato

Planning Commission MINUTES are available on the internet at:

www.cityofnorthlasvegas.com

May 14, 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 - Absent
Nelson Stone - Present
Jay Aston - Present
Marilyn Kirkpatrick - Present
Joy Diaz, Present

STAFF PRESENT:

Donna Kristaponis, Development Services Director
Steve Baxter, Planning Manager
Marc Jordan, Principal Planner
Chris Melendrez, Planner
Lenny Badger, 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 Marilyn Kirkpatrick

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

MINUTES

Approval of the MINUTES for the Planning Commission meeting of April 23, 2003.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Nelson Stone SECONDED to APPROVE the minutes of the April 23, 2003 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

Approval of the MINUTES for the Planning Commission meeting of April 9, 2003.

Commissioner Joy Diaz MOVED and Commissioner Nelson Stone SECONDED to APPROVE the minutes of the April 9, 2003 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-74-03 (10739) REGAL ESTATES, UNIT 1-D

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Carey Avenue, LLC and accept the Subdivision Bond in the amount of \$553,319.20.

B) PW-75-03 (10740) ANN & LAWRENCE WEST, 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 \$643,719.53.

C) PW-76-03 (10741) ANN & LAWRENCE WEST, UNIT 2

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Centex Homes and accept the Subdivision Bond in the amount of \$512,959.54.

D) PW-77-03 (10742) CARMENA, 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 \$269,340.50.

E) PW-78-03 (10743) CARMENA, UNIT 2

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Centex Homes and accept the Subdivision Bond in the amount of \$583,210.38.

F) PW-79-03 (10744) ALIANTE NORTH

Approve the Final Map.

G) PW-80-03 (10745) ALIANTE SOUTH

Approve the Final Map.

H) PW-81-03 (10746) NVE NORTH VALLEY COURT, UNIT 2

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 \$675,845.94.

I) PW-82-03 (10747) DOVE CANYON, UNIT 2

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Gulf Insurance Company to release the Subdivision Bond in the amount of \$58,189.43.

J) PW-83-03 (10748) SANTA ROSA

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Centex Homes and accept the Subdivision Bond in the amount of \$660,185.57.

K) PW-84-03 (10749) NORTH MESA PLAZA

Accept the off-site improvements for maintenance.

L) PW-85-03 (10750) WHISPERING PALMS

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Great American Insurance Company to release the Performance Bond in the amount of \$105,929.56.

Vice-Chairman Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE Consent Agenda Items A through L.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

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

An ordinance amendment initiated by the City of North Las Vegas to amend Section 17.20.160(B) (5) of Title 17 of the North Las Vegas Municipal Code (Zoning Ordinance) by adding subsection C to allow lots smaller than 4,500 square feet in Planned Unit Development Districts, providing the net residential density is 5.8 dwelling units per acre or less and providing the size of the PUD is at least 80 acres.

RECOMMENDATION:

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

17.20.160 B.5 Residential Density in PUDs.

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

i. the PUD is between 80 and 499 acres in size;

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

Note: Language shown in bold is the proposed new language.

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.

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE ZOA-01-03 to the 5/28/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/28/03.

2) ZOA-02-03 (10692) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Section 17.20.160 of Title 17 of the North Las Vegas Municipal Code (Zoning Ordinance) by changing the formula regarding open space required for a Planned Unit Development District and other related changes.

RECOMMENDATION:

The Development Services Department recommends that ZOA-02-03 be **approved**.

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.

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE ZOA-02-03 to the 5/28/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/28/03.

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

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

The Planning Commission held two workshops on the Small Lot Design Guidelines on April 29th and May 8th. The attached copy is the draft reviewed at the workshops. Since the Planning Commission packet must be printed prior to the completion of the second May 8th workshop, changes to the draft which were discussed at the workshops have not been included in the attached copy.

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 ZOA-12-02 to the 5/28/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/28/03.

Item #4 AMP-21-03 and #5 ZN-31-03 are related.

4) AMP-21-03 (10330) CENTENNIAL CORNERS (Public Hearing)

An application submitted by R. N. Scott, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of MDR Medium Density Residential to Community Commercial. The property is generally located at the southeast corner of Centennial Parkway and Statz Street. The Assessor's Parcel Number is 124-25-501-001.

RECOMMENDATION:

The Development Services Department recommends that AMP-21-03 be **denied** as the proposed plan amendment does not meet the standards established in the Comprehensive Plan.

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-21-03 to the 5/28/03 Planning Commission meeting.

The motion carried by **UNANIMOUS** vote.

The item was CONTINUED to 5/28/03.

Item #4 AMP-21-03 and #5 ZN-31-03 are related.

5) ZN-31-03 (10331) CENTENNIAL CORNERS (Public Hearing)

An application submitted by R. N. Scott, property owner, for reclassification of property from a M-1 Business Park Industrial District to a C-2 General Commercial District. The property is generally located at the southeast corner of Centennial Parkway and Statz Street. The Assessor's Parcel Number is 124-25-501-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-31-03 be **denied** as the proposed plan amendment (AMP-21-03) does not meet the standards established in the Comprehensive Plan and additional commercial is not required in this area.

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 Nelson Stone SECONDED to CONTINUE ZN-31-03 to the 5/28/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/28/03.

Item #6 AMP-22-03, #7 ZN-32-03 and #8 T-998 are related.

6) AMP-22-03 (10418) DESERT BREEZE ESTATES (Public Hearing)

An application submitted by R. L. Homes, LLC on behalf of Albert J. Guida, 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 northeast corner of Losee Road and Azure Avenue. The Assessor's Parcel Number is 124-25-101-002.

RECOMMENDATION:

The Development Services Department recommends that AMP-22-03 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 si recommending approval of this item.

Jennifer Lazovich, of KKB&R, 300 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated she concurs with staff's recommendations.

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

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE AMP-22-03 per staff's recommendations.

The item was APPROVED.

Item #6 AMP-22-03, #7 ZN-32-03 and #8 T-998 are related.

7) ZN-32-03 10419) DESERT BREEZE ESTATES (Public Hearing)

An application submitted by R. L. Homes LLC on behalf of Albert J. Guida, property owner, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 113 single-family homes. The property is generally located at the northeast corner of Losee Road and Azure Avenue. The Assessor's Parcel Number is 124-25-101-002.

RECOMMENDATION:

The Development Services Department recommends, if AMP-22-03 is **approved**, that ZN-32-03 be approved subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, the development shall comply with all applicable codes and ordinances.
2. That approval of a traffic study is required prior to submittal of the civil improvement plans; and
3. That approval of a drainage study is required prior to submittal of the civil improvement plans; and
4. A water network analysis must be submitted with the civil improvement plans; and
5. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' North Neighborhood Flood Control Master Plan; and
6. The landscape area along Azure Avenue shall be increased as needed to accommodate the Nevada Power transmission line easement. Delineate the extent of the easement prior to submitting the conformed tentative map; and
7. Parking on the internal streets will be limited to one side of the street. The developer will be required to install "NO PARKING" signs; and
8. Crash gates are prohibited, electric gates with AVI loops will be required; and
9. 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
10. That all landscape areas and open spaces shall be labeled as "COMMON ELEMENTS TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION"; and
11. 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. The amenities to be included in the open space which shall contain, at a minimum, the following items:
 - a. Circuitous lighted paths; and
 - b. A minimum of 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. A large open space area for group/organized play; and
 - e. One large group shade area/gazebo (30' diameter), lighted; and
 - f. Picnic tables and barbecue grills; and
 - g. Benches spaced along park pathways; and
 - h. All Open Space amenities are to be ADA accessible.
12. That the maximum number of dwelling units permitted within this portion of the development be 113; and

13. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet; and
14. That all conditions mentioned herein be satisfied prior to recording any final map; and
15. That this development be in compliance with the Single Family Development Standards and Design Guidelines; and
16. That the following setbacks apply:
 - a. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
 - b. Interior side: Five (5) feet.
 - c. Corner side: Ten (10) feet.
 - d. Rear yard: Fifteen (15); and
17. That the perimeter walls be owned and maintained by the homeowners' association; and
18. That corner side yard landscaping be maintained by the homeowners' association; and
19. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
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.
21. A final development plan shall be required for Planning Commission review and approval. The final development plan shall provide details of the park areas showing landscaping and amenities. 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 and stated she concurs with staff's recommendations.

Commissioner Joy Diaz MOVED and Commissioner Jay Aston SECONDED to APPROVE ZN-32-03 per staff's recommendations.

The item was APPROVED.

Item #6 AMP-22-03, #7 ZN-32-03 and #8 T-998 are related.

8) T-998 (10420) DESERT BREEZE ESTATES

An application submitted by RL Homes, LLC on behalf of Albert J. Guida, property owner, for a tentative map review in an R-E Ranch Estates District (proposed property reclassification to the PUD Planned Unit Development District) consisting of 113 single-family dwellings. The property is generally located at the northeast corner of Losee Road and Azure Avenue. The Assessor's Parcel Number is 124-25-101-002.

RECOMMENDATION

The Development Services Department recommends that T-998 be **approved** with the following conditions of approval:

1. All conditions of approval of ZN-32-03.
2. 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.
3. 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.
4. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
5. In order for the tentative map to conform to North Las Vegas Municipal Code 16.12.030 the following corrections / revisions are required:
 - a. All curve radii must be shown;
 - b. Add a statement regarding protective covenants and deed restrictions that the developer intends to enforce.
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. Fire access lane width shall be maintained in accordance with Fire Code requirements.
8. Gates installed across fire access lanes shall be electric with AVI loop activation in accordance with Fire Code requirements.
9. A minimum of two separate means of paved access are required from existing streets to this development.
10. 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.

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

Commissioner Joy Diaz MOVED and Commissioner Jay Aston SECONDED to APPROVE T-998 per staff's recommendations.

The item was APPROVED.

ITEM #9 AMP-23-03, #10 AMP-24-03 and #11 ZN-35-03 are related.

9) AMP-23-03 (10439) ANN/LOSEE (Public Hearing)

An application submitted by Great American Capital on behalf of Losee Ann 2002, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential and Open Space to MDR Medium Density Residential. The property is generally located at the southeast corner of El Campo Grande Avenue and Lawrence Street. The Assessor's Parcel Numbers are 124-26-802-001 and 124-35-501-003.

RECOMMENDATION

The Development Services Department recommends that AMP-23-03 be **approved** for Medium Low Density Residential.

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.

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE AMP-23-03 to the 5/28/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/28/03.

ITEM #9 AMP-23-03, #10 AMP-24-03 and #11 ZN-35-03 are related.

10) AMP-24-03 (10441) ANN/LOSEE (Public Hearing)

An application submitted by Great American Capital on behalf of Losee Ann 2002, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential and Open Space to Neighborhood Commercial. The property is generally located approximately 360 feet south of El Campo Grande Avenue, along the west side of Losee Road. The Assessor's Parcel Numbers 124-26-802-001 and 124-35-501-003.

RECOMMENDATION

The Development Services Department recommends that AMP-24-03 be **approved**.

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.

Commissioner Joy Diaz MOVED and Commissioner Nelson Stone SECONDED to CONTINUE AMP-24-03 to the 5/28/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/28/03.

ITEM #9 AMP-23-03, #10 AMP-24-03 and #11 ZN-35-03 are related.

11) ZN-35-03 (10447) ANN/LOSEE (Public Hearing)

An application submitted by Great American Capital on behalf of Losee Ann 2002, property owner, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 726 multifamily homes and approximately 6.7 acres of neighborhood commercial. The property is generally located at the southeast corner of El Campo Grande Avenue and Lawrence Street. The Assessor's Parcel Numbers are 124-26-802-001 and 124-35-501-003.

RECOMMENDATION

The Development Services Department recommends that ZN-35-03 be **denied** because the proposed residential density of 10.0± du/acre is too intense to be considered compatible with the surrounding areas. Otherwise the item should be continued at the recommendation of the Parks and Recreation Department.

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

1. That site plan approval is for the conceptual design only. Specific site and building design will be reviewed with a final development plan, and shall be in conformance with all applicable requirements of the Municipal Code except as otherwise approved herein.
2. That the cul-de-sac accessing Losee Road along the El Campo Grande Alignment shall be removed, and the residential portion of the northeastern section shall directly access Losee Road.
3. That the minimum building separation shall be 15 feet.
4. That the minimum building setback shall be 20 abutting any property zoned residential.
5. Approval of a traffic study is required prior to submittal of the civil improvement plans.
6. Approval of a drainage study is required prior to the submittal of the civil improvement plans.
7. 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.
8. A water network analysis must be submitted with the civil improvement plans.
9. Entrance streets must be revised to a minimum of sixty-foot (60.0') right-of-way width.
10. In lieu of a bus turnout, the developer shall provide an acceleration lane eastbound Losee Road to southbound Ann Road.
11. The site plans must be revised to show the limits of the FEMA Special Flood Hazard Area Zone A.
12. The landscape area along Lawrence Street shall be increased as needed to accommodate the Nevada Power transmission line easement.
13. The following right-of-way dedication are required:
 - a. Fifty feet (50.00') for Losee Road;
 - b. Thirty feet (30.00') for Lawrence Street;
 - c. One hundred feet (100.00') for Ann Road;
 - d. Flared Intersection at Ann Road and Losee Road;
 - e. Upper Las Vegas Wash Channel, width to be determined..

14. 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.

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.

Commissioner Joy Diaz MOVED and Commissioner Nelson Stone SECONDED to CONTINUE ZN-35-03 to the 5/28/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/28/03.

This item is a companion case to Item #36 FDP-04-03 and was trailed to be heard along with Item #36.

This Item #12 ZN-72-02 was heard following Item #35, and is a companion to Item #36 FDP-04-03.

12) ZN-72-02 (10424) CENTENNIAL HIGHLANDS (Public Hearing)

An application submitted by Pagentry Communities on behalf of Sunflower Properties, property owner, for an amendment to a previously approved reclassification of property from a M-2 General Industrial District to a PUD Planned Unit Development District consisting of 306 multifamily dwelling units (previously 384 units). The property is located approximately 1,400 feet west of Lamb Boulevard and south of Centennial Parkway. The Assessor's Parcel Number is 123-30-501-001.

RECOMMENDATION:

The Development Services Department recommends **approval** of the revised preliminary development plan and that conditions 9 and 17 of Ordinance No. 1725 (ZN-72-02) be amended as follows:

9. The Development shall comply with the Multi-Family Development Design Standards, with the exception that a 20-foot minimum rear yard setback be provided along the south property line adjacent to the single-family residential district.
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.

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.

Commissioner Joy Diaz MOVED and Chairman Dean Leavitt SECONDED to APPROVE ZN-72-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #13 ZN-33-03 and #14 T-1000 are related.

13) ZN-33-03 (10431) PEARL COVE II (Public Hearing)

An application submitted by Centex Homes dba Real Homes on behalf of William and Mary G. Jackson, property owners, for reclassification of property from an R-E Ranch Estates District to an R-1 Single-Family Residential District. The property is generally located at the northeast corner of Tropical Parkway and Donna Street. The Assessor's Parcel Number is 124-26-202-009.

RECOMMENDATION:

The Development Services Department recommends that ZN-33-03 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.

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

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

- ▶ Mary G. Jackson, 628 Marcella Avenue, North Las Vegas, Nevada 89030

Ms. Jackson stated she is the property owner and claims she did not sign the application nor is she requesting any action with regard to her property. She suggested someone, other than her, signed her name on the application and she did not authorizing this application.

Jim Lewis, Deputy City Attorney, stated due to this controversy, perhaps this item should be held in order to clear up an confusion that may exist with this case.

Ms. Lazovich requested this item be continued for two (2) weeks to allow the property owner to clear up any misunderstandings that may currently exist.

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE ZN-33-03 to the 5/28/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/28/03.

Item #13 ZN-33-03 and #14 T-1000 are related.

14) T-1000 (10432) PEARL COVE II

An application submitted by Centex Homes on behalf of William and Mary G. Jackson, property owners, for a tentative map review in an R-E Ranch Estates District (proposed R-1 Single-Family Residential District) consisting of 49 single-family dwellings. The property is generally located at the northeast corner of Tropical Parkway and Donna Street. The Assessor's Parcel Number is 124-26-202-009.

RECOMMENDATION:

The Development Services Department recommends that T-1000 be **approved** subject to the following conditions:

1. The applicant has a pending rezoning application (ZN-33-03) 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. That the development comply with the Single Family Design Guidelines.
 3. That twenty-five (25) feet of perimeter landscaping shall be provided along Tropical Parkway which includes the fifteen (15) foot Nevada Power easement.
 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 perimeter walls be owned and maintained by the homeowners' association.
 6. 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.
 7. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
 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 prospective homeowners shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm.
 10. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
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. 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.
 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 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.

6. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' North Neighborhood Flood Control Master Plan.
7. Streets "B" and "C" must be revised to be curvilinear or incorporate traffic calming measures.
8. The following right of way dedications are required:
 - a. Thirty feet (30.00') for Donna Street, and Reiss Lane;
 - b. Forty feet (40.00') for Tropical Parkway.
9. 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.
10. A minimum of two separate means of paved access are required from existing streets to this development.
11. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
12. 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 due to the issues raised with the companion Item #13 ZN-33-03 staff is recommending this item be continued along with Item #13 for two (2) weeks to allow the property owner to clear up some questions about the applications.

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and concurred with staff's recommendation of the two-week continuance.

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE T-1000 to the 5/28/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/28/03.

Item #15 ZN-34-03 and #16 T-1001 are related.

15) ZN-34-03 (10433) TROPICAL/DONNA (Public Hearing)

An application submitted by Focus Commercial Group Inc. on behalf of R. N. Scott, 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 southwest corner of Tropical Parkway and Bruce Street. The Assessor's Parcel Number is 124-26-302-001.

RECOMMENDATION

The Development Services Department recommends that ZN-34-03 be **approved**.

The application was presented by Chris Melendrez, 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 and stated she concurs with staff's recommendations.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to APPROVE ZN-34-03 per staff's recommendations.

The item was APPROVED.

Item #15 ZN-34-03 and #16 T-1001 are related.

16) T-1001 (10437) TROPICAL/DONNA

An application submitted by Focus Commercial Group, Inc., on behalf of R. N. Scott, property owner, for a tentative map review in an R-E Ranch Estates District (proposed R-1 Single-Family Residential District) consisting of 96 single-family dwellings. The property is generally located at the southeast corner of Donna Street and Tropical Parkway. The Assessor's Parcel Number is 124-26-302-001.

RECOMMENDATION

The Development Services Department Recommends that T-1001 be **approved** subject to the following conditions:

1. That a minimum fifteen-foot-wide pedestrian access be provided to Tropical Parkway between lots 63 and 64. Such access shall include five-foot-wide sidewalk with five feet of landscaping on both sides, subject to review and approval by staff.
2. That pedestrian access shall be provided across Common Lot A. Such access shall include a five-foot-wide sidewalk with landscaping on both sides, subject to review and approval by staff.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. 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. 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.
7. A water network analysis must be submitted with the civil improvement plans.
8. All known geological 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.
9. 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.
10. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' North Neighborhood Flood Control Master Plan.
11. The following right-of-way dedications are required:
 - a. Thirty feet (30.0') for Donna Street;
 - b. Forty feet (40.0') for Bruce Street and Tropical Parkway;
 - c. Additional right-of-way for the flared intersection at Tropical Parkway and Bruce Street per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.
12. 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 the recording the final map.
13. A minimum of two separate means of paved access are required from existing streets to this development.

14. That notes be placed on the final map(s) that pertain to approved conditions, as deemed appropriate by the Development Services Department.
15. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted to the Public Works Department (and routed to Development Services) for review prior to submittal of the final map.

The application was presented by Chris Melendrez, 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 and stated she concurs with staff's recommendations.

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE T-1001 per staff's recommendations.

The item was APPROVED.

17) UN-13-94 (10314) SUNRISE PARK (Public Hearing)

An application submitted by American Care Group, Inc., property owner, for an extension of time on a use permit in an R-E Ranch Estates District to allow a cemetery and funeral home. The property is generally located at the southwest corner of Tropical Parkway and Losee Road. The Assessor's Parcel Numbers are 124-26-701-005 and 124-26-701-006.

RECOMMENDATION:

The Development Services Department recommends UN-13-94 be **granted** a two-year extension to March 24, 2005 subject to the following conditions:

16. The applicant shall comply with all previously approved conditions of approval. Should there be a conflict in conditions, the most restrictive shall apply.

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

Carl Rogers, 9960 W. Cheyenne, North Las Vegas, Nevada (no zip code stated) 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 Nelson Stone MOVED and Commissioner Joy Diaz SECONDED to APPROVE UN-13-94 per staff's recommendations.

The item was APPROVED.

18) UN-10-02 (10227) WATERBROOK PLAZA (Public Hearing)

An application submitted by Simon and Lake Properties LLC, property owner, for an extension of time on a use permit in a C-1 Neighborhood Commercial District to allow the "On-Sale" of alcoholic beverages in conjunction with a tavern. The property is generally located at the southeast corner of Lake Mead Boulevard and Simmons Street. The Assessor's Parcel Number is 139-20-602-002.

The Planning Commission originally approved the use permit for "on-sale" on March 13, 2002, the first extension of time was granted on October 23, 2002. The applicant is currently negotiating with potential tenants for the approved location and building plans have not been completed. A building application has not been submitted at this time. No other use permit applications for "on-sale" within the area have been submitted that could be delayed by the requested time extension.

As there are no competing use permit applications for "on-sale" within 1500 feet, Development Services recommends that UN-10-02 be **approved** with the following conditions:

17. All previously approved conditions of UN-10-02 shall apply.
18. That UN-10-02 shall expire on October 13, 2003.

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

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

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

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE UN-10-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

19) UN-30-03 (10225) WIENERSCHNITZEL (Public Hearing)

An application submitted by William Lindner, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a convenience food restaurant. The property is generally located at the southwest corner of Craig Road and Valley Drive. The Assessor's Parcel Number is 139-06-301-007.

RECOMMENDATION

The Development Services Department recommends that UN-30-03 be **approved** with the following conditions:

1. Standard Condition: 1.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. The driveway on Valley must be a minimum of 32' wide, and must maintain 100' of spacing (curb face to curb face) with the driveway of the parcel to the south.
6. No trees shall be planted within five feet (5.0') either side of the box culvert located within the 30' flood channel easement on the south side of Craig Road.

Prior to the Planning Commission meeting, the applicant requested this 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.

Vice-Chairman Anita Wood MOVED and Commissioner Nelson Stone SECONDED to CONTINUE UN-30-03 INDEFINITELY.

The item was CONTINUED INDEFINITELY.

20) UN-31-03 (10334) EL POLLO LOCO (Public Hearing)

An application submitted by El Pollo Loco on behalf of Halferty Management Company, property owner, for a use permit in a C-2 General Commercial District to allow a convenience food restaurant. The property is generally located at the southwest corner of Craig Road and Simmons Street. The Assessor's Parcel Number is 139-05-302-008.

RECOMMENDATION:

The Development Services Department recommends that UN-31-03 be **approved** subject to the following conditions:

1. The development shall comply with the Commercial Development Design Standard.
2. All signage shall comply with the Sign Ordinance and the Commercial Development Design Standards.
3. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
4. Approval of a 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.

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

Lorenzo Reyes, 1224 E. Katella Avenue, Suite 105, Orange, California 92867 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 Jay Aston MOVED and Commissioner Joy Diaz SECONDED to APPROVE UN-31-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

21) UN-32-03 (10400) NEVADA PARTNERS (Public Hearing)

An application submitted by Nevada Partners, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow four (4) temporary buildings. The property is located at 710 West Lake Mead Boulevard. The Assessor's Parcel Number is 139-22-201-016.

RECOMMENDATION

The Development Services Department recommends that UN-32-03 be **approved** with the following conditions:

1. Drive aisles must maintain a minimum width of 24'.
2. That all temporary buildings shall be located to the rear and/or side of the principal building.
3. The site shall be restored to its original condition upon removal of the office.
4. Trailer skirting shall be provided.
5. That this approval be for four (4) 24' x 60' temporary buildings (i.e., trailers).
6. That UN-32-03 shall expire on May 14, 2004.

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

Steven Horsford, 710 W. Lake Mead Boulevard, North Las Vegas, Nevada 89030 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 Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE UN-32-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

22) UN-35-03 (10430) ADVANCE AMERICA, CASH ADVANCE CENTERS (Public Hearing)

An application submitted by Advance America, Cash Advance Centers on behalf of Craig Simmons Associates LP, property owner, for a use permit in a C-2 General Commercial District to allow a financial institution. The property is located at 3073 West Craig Road. The Assessor's Parcel Number is 139-05-317-001.

RECOMMENDATION

The Development Services Department recommends that UN-35-03 be **approved** with the following conditions:

1. That the development of this site be in compliance with all applicable conditions of SPR-02-02.
2. That signage for the financial institution be in compliance with the commercial sign requirements outlined in 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.

Josephine Benetti, 2300 W. Sahara Avenue, Suite 1000, Las Vegas, Nevada 89102 appeared on behalf of the applicant and stated she concurs with staff's recommendations.

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

Vice-Chairman Anita Wood asked the Ms. Benetti if this business is currently in operation at this specific site.

Ms. Benetti stated not at this site.

Vice-Chairman Wood stated it appears this business is prematurely open for business and she is concerned about this type of business.

Commissioner Joy Diaz stated she has been to this location and was asked if she could be helped, in a manner indicative of a business which is already in operation. She also does not feel this business is necessary and desirable in this area as this would be the seventh such business in the area.

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to DENY UN-35-03 on the basis that this proposed use at this particular location is not necessary or desirable in our neighborhoods.

The motion carried by UNANIMOUS vote.

The item was DENIED.

Item #23 FDP-08-03 and #24 T-987 are related.

23) FDP-08-03 (10427) CENTENNIAL/LOSEE

An application submitted by Greystone Homes on behalf of U.S. Home Corporation, property owner, to amend a previously approved final development plan in a PUD Planned Unit Development District consisting of 202 single-family dwellings. The property is generally located at the northwest corner of Tropical Parkway and Statz Street. The Assessor's Parcel Numbers are 124-25-202-001 and 124-25-202-002.

RECOMMENDATION:

The Development Services Department recommends that FDP-08-03 be **approved** subject to the following conditions:

1. That the development of this site be in compliance with all applicable conditions of Ordinance No. 1680 (ZN-53-02), Ordinance No. 1682 (ZN-55-02) and Ordinance No. 1681 (ZN-54-02); and
2. That the development of this site be in compliance with all applicable conditions of T-987; and
3. That the development of this site conform to the submitted elevation drawings and color schemes, unless otherwise approved by the Development Services Department; and
4. 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.

Don Rodriguez, 6655 Bermuda, Las Vegas, Nevada 89120 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Vice-Chairman Anita Wood stated she is concerned that this being the Final Development Plan and the Planning Commission does not have the amenities before them for Final approval.

Commissioner Nelson Stone agreed with Vice-Chairman Anita Wood in stating he would like to see the details regarding the amenities prior to a vote on this item.

Mr. Rodriguez agreed to a two (2) week continuance to present the amenities to the Planning Commission.

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE FDP-08-03 to the 5/28/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/28/03.

Item #23 FDP-08-03 and #24 T-987 are related.

24) T-987 (10421) CENTENNIAL/LOSEE

An application submitted by Greystone Homes on behalf of U.S. Home Corporation, property owner, to amend a previously approved tentative map in a PUD Planned Unit Development District consisting of 202 single-family dwellings. The property is generally located at the northwest corner of Tropical Parkway and Statz Street. The Assessor's Parcel Numbers are 124-25-202-001 and 124-25-202-002.

RECOMMENDATION:

The Development Services Department recommends that T-987 be **approved** subject to the following conditions:

1. That the development of this site be in compliance with all applicable conditions of Ordinance No. 1680 (ZN-53-02), Ordinance No. 1682 (ZN-55-02) and Ordinance No. 1681 (ZN-54-02); and
2. That the applicant shall withdraw their application for the vacation of Tropical Parkway and instead shall dedicate an additional ten feet (10.0') of right of way for a total of fifty feet (50.0'). Furthermore, the applicant acknowledges that the developer of the property on the south side of Tropical Parkway will vacate this right of way and agrees to transfer any rights to the future use of the vacated area to that property owner; and
3. Revise the tentative map to remove the pedestrian access easements connecting the development to the old Tropical Parkway alignment; and
4. That all local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' North Neighborhood Flood Control Master Plan; and
5. 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
6. That a minimum of two separate means of paved access are required from existing streets to this development; and
7. That the development of this site be in compliance with all applicable conditions of FDP-08-03; and
8. That the development of this site generally conform to the submitted tentative map; and
9. That notes be placed on the final map(s) that pertain to approved conditions, as deemed appropriate by the Development Services Department; and
10. That five (5) copies of the conforming tentative map be submitted to the Real Property Services Division of the Department of Public Works for review and approval prior to submitting a final map; and
11. 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.

Don Rodriguez, 6655 Bermuda, Las Vegas, Nevada 89120 appeared on behalf of the applicant and stated he concurs with continuing this item along with its companion item #23 FDP-08-03 to two (2) weeks to the 5/28/03 Planning Commission meeting.

Commissioner Nelson Stone MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE T-987 to the 5/28/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/28/03.

25) T-997 (10417) ELDORADO TM #20

An application submitted by Pardee Homes of Nevada, property owner, for a tentative map review in an O-L Open Land District (Eldorado Development Agreement) consisting of 297 single-family dwellings. The property is generally located at the northeast corner of Clayton Street and Hammer Lane. The Assessor's Parcel Number is 124-33-101-001.

The Department of Public Works has submitted a revised memorandum. Staff has not changed the recommendation for approval, however, the conditions of approval from the original staff report have been amended and are listed accordingly within this memorandum.

RECOMMENDATION:

The Development Services Department recommends that T-997 be **approved** subject to the following conditions:

1. That all lands, areas, and open spaces are to be developed and maintained per the Development Agreement between the City of North Las Vegas and Pardee Homes of Nevada (formerly Pardee Construction Company) dated December 10, 1988, or as amended.
2. That the development shall comply with all applicable codes and ordinances.
3. Approval of a drainage study is required.
4. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required.
5. A water network analysis is required.
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 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.
7. The following right-of-way dedications are required:
 - a. Thirty-feet (30.00') for Hammer Lane

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

Jeanna Gaitan, 1555 S. Rainbow Boulevard, Las Vegas, Nevada 89119 appeared on behalf of the applicant and stated she concurs with staff's recommendations.

Commissioner Joy Diaz MOVED and Commissioner Jay Aston SECONDED to APPROVE T-997 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

26) T-999 (10422) HARMONY 2

An application submitted by Celebrate Homes on behalf of Christina M. Hixson Trust, property owner, for a tentative map review in a PUD Planned Unit Development District consisting of 209 total single-family dwellings. The property is generally located at the northeast corner of Commerce Street and Alexander Road. The Assessor's Parcel Number is 139-03-801-003.

RECOMMENDATION:

The Development Services Department recommends that T-999 be **approved** subject to the following conditions:

1. That the development of this site be in compliance with all applicable conditions of Ordinance No. 1480 (ZN-47-98); and
2. That approval of a traffic study is required prior to submittal of the civil improvement plans; and
3. That approval of a drainage study is required prior to submittal of the civil improvement plans; and
4. That 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; and
5. That a water network analysis must be submitted with the civil improvement plans; and
6. That 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; and
7. That the 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; and
8. That, currently, significant flows impact the southwest corner of the site. Conveyance of this flow to its historical discharge point along the eastern boundary of the site must be addressed in the Technical Drainage Study; and
9. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works; and
10. Denote all on-site streets as private prior to submitting the conformed tentative map; and
11. That in order for the tentative map to conform to North Las Vegas Municipal Code 16.12.030, the following corrections / revisions are required:
 - a. Add a statement regarding protective covenants and deed restrictions that the developer intends to enforce;
 - b. Add the approximate grades of all streets within the subdivision.
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 fire lane width must be maintained in accordance with Fire Code requirements; and

14. That the developer meet with the Clark County School District staff to evaluate impacts on educational facilities in the area as soon as possible and prior to submitting a final map; and
15. That the development of this site generally conform to the submitted tentative map; and
16. That notes be placed on the final map(s) that pertain to approved conditions, as deemed appropriate by the Development Services Department; and
17. That five (5) copies of the conforming tentative map be submitted to the Real Property Services Division of the Department of Public Works for review and approval prior to submitting a final map; and
18. 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 subject to the following change:

Based on the submitted preliminary title report, the Department of Public Works has recommended that condition #7, as listed in the Staff Report, be changed to read as follows:

7. The title report received by Real Property Services listed two easements that are within the boundary of the tentative map. An easement to Central Telephone Company and Nevada Power Company recorded 11/04/64 in Book 583, Instrument Number 468892 encroaches into the lots adjacent to Alexander Road by approximately 4.5'. An additional easement conveyed by condemnation to Nevada Power recorded 12/9/68 in Book Number 914, Instrument Number 734259 is fully within the common element adjacent to Commerce Street. The applicant has two options concerning these easements:
 1. Revise the tentative map to show the limits of the easements. The applicant will be responsible for coordinating any building restrictions within the easements with Nevada Power Company and Sprint.
 2. The applicant may relinquish the easements through Nevada Power and Sprint. The applicant would be required to provide a copy of the relinquishment with the conformed tentative map submittal.

Bobby Lewis, of Orion Engineering, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 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-999 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

OLD BUSINESS

27) 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.

This item was continued from the April 9, 2003 Planning Commission meeting at the applicant's request. No additional information has been received by the Development Services Department and, therefore, the recommendation for denial remains the same.

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

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 6/11/03 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-19-03 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/11/03.

28) 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.

This application was continued from the Planning Commission meeting of April 9, 2003, to allow the applicant sufficient time to meet with the surrounding neighborhood residents.

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

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.

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 Jay Aston SECONDED to CONTINUE UN-18-03 to the 5/28/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

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

An application submitted by Belmont Plaza LLC., property owner, for a site plan review in the 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.

This item was continued from the April , 2003 Planning Commission meeting at the request of the applicant as the applicant was working on a Development Agreement with the City.

To date, no additional information has been provided and staff is still recommending approval of the application with the following conditions of approval:

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 6/11/03 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 Jay Aston MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE SPR-11-03 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/11/03.

Item #30 AMP-35-02, #31 ZN-124-02 and # 32 T-970 are related.

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

An application submitted by Specialty Holdings, Inc. on behalf of George and Lorene Younghans, 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, March 26 and April 9, 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.

Although the recommendation from the Development Services Department is for **denial** because the proposed change to the Comprehensive Plan Land Use Map does not meet the guidelines in the Comprehensive Plan, it should be noted that the applicant's original request was for approximately 14 acres of commercial at this location. The applicant has been working extensively with staff since the time this item was remanded back to the Planning Commission from the City Council. Through several revisions to the site plan, the most recent request now identifies approximately 3.55 gross (2.25 net) acres of commercial and 12.41 gross acres of single-family residential.

If the applicant can present evidence to the Planning Commission to warrant a **favorable recommendation** to the City Council, then the Development Services Department would recommend that the Comprehensive Plan Land Use Map be changed to Convenience Commercial, rather than the requested Neighborhood Commercial.

The Comprehensive Plan Convenience Commercial "Purpose" section (§ 4.1.6.b.2) reads:

Convenience Commercial areas are meant to provide commercial services used by the general public on a daily basis. The market area for a convenience commercial area is approximately a one mile radius or areas with high traffic volumes. Convenience commercial areas are intended to complement larger neighborhood shopping centers, with many uses commonly found in both. Examples of uses commonly found in convenience commercial areas are: convenience stores, gas stations (without full service carwashes or repair services), video rental stores, pick up points for dry cleaners, small restaurants (without drive through facilities), donut shops and similar uses. The convenience commercial center is the most restrictive of the commercial land use designations. Convenience Commercial areas are not shown on the Land Use Map.

Guidelines

Convenience commercial centers may be appropriate at the intersection of two 100-foot arterial streets if a completed market analysis which takes into consideration existing and/or previously approved pending commercial projects within the vicinity of the proposed project shows that the market will support the requested use as well as any existing and/or previously approved pending projects.

Ann Road is a 100-foot arterial. Commerce Street, south of Ann Road and adjacent to the subject site, is an 80-foot right-of-way, and north of Ann Road becomes a 100-foot right-of-way. The submitted market analysis is for Neighborhood Commercial and, therefore, does not address this guideline.

Convenience commercial areas should only occur at major intersections where neighborhood commercial areas are planned.

Neighborhood Commercial areas are not planned at this corner or any of the remaining three corners of this intersection.

Convenience commercial areas should be no smaller than one acre, and no larger than three acres.

As mentioned above, the proposed commercial area is approximately 3.55 gross (2.25 net) acres.

Convenience commercial areas should not exceed more than three acres at any intersection.

No other commercial land uses are planned for this intersection at this time.

Convenience commercial areas adjacent to existing or planned residential uses should be carefully regulated to prevent intrusion into the residential neighborhood by noise, traffic and light.

All developments adjacent to differing land uses are subject to appropriate buffering requirements, as set forth in the design guidelines. This site would be subject to the Commercial Development Standards and Design Guidelines.

24-hour or late night uses should be avoided where immediately adjacent to existing or planned residential development.

The proposed use for the subject site is a pharmacy. Issues pertaining to the use would be addressed during the review of the proposed zoning application (ZN-124-02).

Bars and taverns should not be permitted in convenience commercial centers.

The proposed use for the subject site is a pharmacy. Issues pertaining to the use would be addressed during the review of the proposed zoning application (ZN-124-02).

When developed in areas where surrounding development has not taken place, convenience commercial areas may result in a substantial increase in calls for police service. Therefore, convenience commercial areas should not be developed until surrounding development is anticipated to occur within six months.

The surrounding area is currently developing primarily with single-family residential dwellings, with the exception of the RC Farms agricultural operation at the northeast corner of Ann Road and Commerce Street.

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

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

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

- ▶ Jason Packle 436 Louisville, North Las Vegas, Nevada 89031

Mr. Packle stated he opposes this item as he does not feel it would benefit the neighborhood.

- ▶ Elizabeth Smith Ensor, 5328 Gosford Street, North Las Vegas, Nevada 89031

Ms. Ensor stated she opposes this item as she feels it is not necessary or desirable and worried about the increased traffic that may result from this new project.

- ▶ William Fry, 440 Louisville Drive, North Las Vegas, Nevada 89031

Mr. Fry stated he opposes this item as he does not want to see commercial go into this neighborhood.

Chairman Leavitt closed the Public Hearing.

PLANNING COMMISSION MINUTES 5/14/03

Vice-Chairman Anita Wood MOVED and Commissioner Nelson Stone SECONDED to DENY AMP-35-02 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Marilyn Kirkpatrick voting against the motion.

The item was DENIED.

Item #30 AMP-35-02, #31 ZN-124-02 and # 32 T-970 are related.

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

An application submitted by Specialty Holdings, Inc. on behalf of George and Lorene Younghans, property owners, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 72 single family dwellings and 3.5 gross 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.

RECOMMENDATION:

If AMP-35-02 is denied, then this item must be denied because it would not be in compliance with the Comprehensive Plan Land Use map.

If AMP-35-02 is recommended by the Planning Commission to be approved, then, based on the comments from the Departments of Public Works and Parks & Recreation, the Development Services Department recommends that ZN-124-02 be continued indefinitely to allow the applicant time to adequately satisfy the concerns mentioned above.

If, however, the Planning Commission finds from the evidence presented that a favorable recommendation is warranted at this time, then the following conditions are recommended:

Residential and Commercial

1. That the development shall generally conform to the site plan as submitted or as amended herein; and
2. That approval of a traffic study is required prior to submittal of the civil improvement plans; and
3. That approval of a drainage study is required prior to submittal of the civil improvement plans; and
4. That driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site; 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. 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; and
8. That additional right of way dedication required for the flared intersection at Ann Road and Commerce Street per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1; and
9. That right of way dedication for a bus turn out is required on Commerce Street south of Ann Road; and

10. That all local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' North Neighborhood Flood Control Master Plan; and
11. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works; and
12. That the 36.5' wide private streets will be limited to parking on one side. The developer will be required to install "NO PARKING" signs; and
13. That the site must be revised to include a 25' offset on streets over 500'; waiver of this requirement will not be supported; and
14. That the frontage road / driveway along Ann Road which provides access to the commercial site will not be supported and must be revised; and
15. That Fire access lanes and turnarounds must be designed and installed in accordance with Fire Code requirements; and
16. That Fire lane width shall be marked to maintain the minimum width as required by the Fire Code; and
17. That a parcel map is required to create parcels of different land uses; and
18. 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
19. That the development of this site be in compliance with all Codes and Ordinances in effect at the time of building permit issuance; and
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. That all conditions mentioned herein be satisfied prior to recording any final map; and

Residential

22. 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
23. 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
24. 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 open space area for group / organized play; and
 - e. one large group shade area / gazebo (30' diameter), lighted; and
 6. picnic tables and barbecue grills; and
 - g. benches spaced along park pathways; and
 - h. details of amenities to be provided; and
25. That the residential portion of this development be in compliance with the Single Family Development Standards and Design Guidelines; and
26. That an adequate amount of open space be provided in accordance with Section 17.20.160.12 of

- the Municipal Code; and
27. 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
 28. 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
 29. That the maximum number of dwelling units permitted within this PUD be 72; and
 30. 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
 31. 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
 32. That a final development plan be submitted for review and approval by the Planning Commission for the residential portion 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
 33. That a minimum one-third of the required open space area be constructed prior to the issuance of the 25th building permit; and
 34. That all of the required open space areas be constructed prior to the issuance of the 50th building permit; and
 35. That the perimeter walls be owned and maintained by the homeowners' association; and
 36. That corner side yard landscaping be maintained by the homeowners' association; and
 37. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
 38. 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
 39. That open space calculations, including dimensions and square feet, be provided for each individual area on the revised preliminary development plan; and
 40. That notes be placed on the final map pertaining to the approved conditions for this development, as deemed appropriate by the Development Services Department; and

Commercial

41. That the commercial portion of this development be in compliance with the Commercial Development Standards and Design Guidelines, with the exception that a minimum ten feet (10.00') of landscaping be provided adjacent to the residential property lines as long as the abutting residential areas are open space; and
42. That ADA-compliant pedestrian access from the residential area (as shown on the submitted site

plan) to the primary entrance of the commercial building; and

43. 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
44. 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
45. That trash collection, parking lot maintenance and landscape maintenance of the commercial portion only be permitted Mondays - Saturdays, 7:00 am - 8:00 pm.

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

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

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 DENY ZN-124-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

Item #30 AMP-35-02, #31 ZN-124-02 and # 32 T-970 are related.

32) T-970 (8714) ANN & COMMERCE

An application submitted by Specialty Holdings, Inc. on behalf of George and Lorene Younghans, property owners, for a tentative map review in a PUD Planned Unit Development District consisting of 72 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, March 26 and April 9, 2003, at the request of the applicant. A revised tentative map was submitted on April 8th. Please see the attached minutes and Staff Report for reference purposes.

The majority of concerns pertaining to the potential development of this site have been addressed in the staff reports for the associated Comprehensive Plan amendment (AMP-35-02) and zone change request (ZN-124-02.)

Based on the comments received from the Departments of Public Works and Parks & Recreation, the recommendation for this application is for **continuance**. There are some design concerns, as well as open space concerns. Please refer to the Staff Report for ZN-124-02 for further details.

RECOMMENDATION:

If AMP-35-02 is not recommended for approval by the Planning Commission, then the Development Services Department has no option than to recommend that T-970 be denied because it would not be in compliance with the underlying zoning for the subject site.

If AMP-35-02 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 address the concerns mentioned by the Departments of Public Works and Parks & Recreation.

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

1. 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
2. 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
3. That fire lane width shall be marked to maintain the minimum width as required by the Fire Code; and
4. That all landscape areas and open spaces shall be labeled as "COMMON ELEMENTS TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION"; and
5. That the commercial area be labeled as "NOT A PART"; and
6. That the developer meet with the Department of Parks and Recreation to discuss amenities and

usability of the proposed open space areas prior to submitting a final development plan; and

7. 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

8. That the development of this site be in compliance with all conditions of ZN-124-02; and
9. That the maximum number of dwelling units permitted within this development be 72; and
10. That notes shall be placed on the final map indicating the approved conditions for this site, as deemed appropriate by the Development Services Department; and
11. 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
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 denial of this item.

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

Vice-Chairman Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to DENY T-970 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

Item #33 VAC-09-03 and #34 T-996 are related.

33) 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.

This application was continued from the Planning Commission meeting of April 23, 2003.

(from the 4/23/03 Planning Commission meeting):

RECOMMENDATION:

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

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.

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE XXXXXX to the 5/28/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/28/03.

Item #33 VAC-09-03 and #34 T-996 are related.

34) 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 VAC-09-03 be **denied** based on the recommendation submitted by the Department of Public Works.

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.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to CONTINUE T-996 to the 5/28/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/28/03.

35) 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.

This application was continued from the Planning Commission meeting of April 23, 2003, at the request of the applicant.

Since that meeting, the applicant has met with Parks and Recreation to discuss the development of the open space and the amenities required to be provided, therefore, the recommendation from the Parks and Recreation has been changed to a recommendation of approval, subject to the conditions listed in the attached revised memorandum.

RECOMMENDATION:

The Development Services Department recommends that FDP-11-03 be **approved** 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. The development shall include the following open space amenities:
 - a. Circuitous lighted paths;
 - b. A minimum of 20 24-inch box tree per acre;
 - c. At least two differing age appropriate play structures for children with EPDM resilient fall protection and accompanying shade ramada;
 - d. At least one large open space area for group/organized play;
 - e. Picnic tables and barbecue grills;
 - f. Benches spaced along park pathways; and
 - g. Details of amenities to be provided.

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

Audrey Zachary, 6280 S. Valley View, Las Vegas, Nevada 89118 appeared on behalf of the applicant and stated she concurs with staff's recommendations.

Vice-Chairman Anita Wood stated she would like to see the amenities for this final development plan before she votes on the item.

Commissioner Nelson Stone stated he agrees with Vice-Chairman Wood and would like to see the amenities prior to voting on the item.

Ms. Zachary stated she does not object to a two-week continuance of this item.

Vice-Chairman Anita Wood MOVED and Commissioner Nelson Stone SECONDED to CONTINUE FDP-11-03 to the 5/28/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/28/03.

Item #36 FDP-04-03 and #12 ZN-72-02 are related. Item #12 was heard before #36.

36) 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 April 23, 2003, at the request of the applicant

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.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending a 2-week continuance 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 a two-week continuance.

Commissioner Joy Diaz MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE FDP-04-03 to the 5/28/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/28/03.

37) UN-19-03 (9838) NEVADA POWER COMPANY (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 23rd Planning Commission Meeting at the applicants request. Since that time the applicant and North Valley Enterprises have come to agreement on the proposed landscaping that will be installed within the transmission line corridor, and have agreed to the following:

The permit (UN-19-03) is issued subject to the Nevada Power Company (NPC) not requiring North Valley Enterprises LLC., its affiliates and subsidiaries, the Aliante Master Association, and the City of North Las Vegas, to obtain and Easement Use Permit from NPC to construct and maintain improvements within and easement granted to NPC so long as North Valley Enterprises, its affiliates and subsidiaries, the Aliante Master Association, and the City of North Las Vegas provide NPC an opportunity to review improvement plans for any proposed improvement to be located within the easement.

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

Rich Carlton, 6226 W. Sahara Avenue, Las Vegas, Nevada 89146 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 Joy Diaz MOVED and Commissioner Jay Aston SECONDED to APPROVE UN-19-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

38) 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 meetings of April 9 and April 23, 2003, at the request of the applicant.

(from the 4/23/03 Planning Commission meeting):

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

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.

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.

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-23-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

**39) DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED
NEW BY-LAWS FOR THE PLANNING COMMISSION**

Discussion among the Planning Commissioners regarding the current and proposed new changes to the Planning Commission By-Laws.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to APPROVE the BY-LAWS for the City of North Las Vegas Planning Commission.

The motion carried by UNANIMOUS vote.

The BY-LAWS were 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: 10:20 PM

A motion to ADJOURN the May 14, 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