

# MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Dean Leavitt, Chairman  
Marilyn Kirkpatrick  
Joy Diaz  
Steve Brown

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

Nelson Stone  
Jo Cato  
Jay Aston

---

Planning Commission MINUTES are available on the internet at:  
[www.cityofnorthlasvegas.com](http://www.cityofnorthlasvegas.com)

## July 23, 2003

### CALL TO ORDER:

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

### ROLL CALL:

Dean Leavitt - Present  
Nelson Stone - Present  
Marilyn Kirkpatrick - Present  
Jo Cato-Present  
Joy Diaz-Present  
Jay Aston-Present  
Steve Brown-ABSENT

### STAFF PRESENT:

Donna Kristaponis, Development Services Director  
Steve Baxter, Planning Manager  
Marc Jordan, Principal Planner  
Robert Eastman, Planner  
Randy Cagle, Public Works  
Clete Kus, Transportation Services  
Jimmy Johnson, Assistant Fire Chief  
Jim Lewis, Deputy City Attorney  
Ted Karant, Recording Secretary

### ANNOUNCEMENTS:

Verification of compliance with NRS 241, Open Meeting Law.

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

### PLEDGE OF ALLEGIANCE

Commissioner Jay Aston

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

## **CONSENT AGENDA**

### **A) PW-114-03 (11432) CENTENNIAL VILLAGE OFF-SITE SEWER**

Accept the Commercial Developments Off-Site Improvements Agreement by NLV 180, LLC and accept the Subdivision Bond in the amount of \$238,821.00.

### **B) PW-115-03 (11631) HIGHLAND HILLS 4**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify American Motorists Insurance Company to release the Subdivision Bond in the amount of \$532,312.55.

### **C) PW-116-03 (11632) HIGHLAND HILLS 7**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify American Motorists Insurance Company to release the Subdivision Bond in the amount of \$394,041.73.

### **D) PW-117-03 (11633) NORTHPORT BUSINESS CENTER, PHASE IV**

Accept the Commercial Developments Off-Site Improvements Agreement by Jackson-Shaw Northport II, LP and accept the Performance Bond in the amount of \$64,000.00.

### **E) PW-118-03 (11634) SHADOW SPRINGS, PHASE 2, UNIT 2A**

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by KB Home Nevada, Inc. and accept the Performance Bond in the amount of \$278,227.29.

### **F) PW-119-03 (11635) CENTENNIAL BRUCE EAST 40, UNIT 3**

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by William Lyon Homes, Inc. and accept the Subdivision Bond in the amount of \$339,521.38.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to APPROVE Consent Agenda Items A through F.

The motion carried by UNANIMOUS vote.

## **NEW BUSINESS**

**Item #1 AMP-34-03, #2 ZN-44-03 and #3 SPR-19-03 are related.**

### **1) AMP-34-03 (11313) SIMMONS AIRPARK-NORTH (Public Hearing)**

An application submitted by Industrial Real Estate and Development Services, Ltd. on behalf of Ready Mix, Inc., property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Business, Research or Development Park to Light Industrial. The property is located at the southeast corner of Simmons Street and Brooks Avenue. The Assessor's Parcel Number is 139-17-601-004.

#### **RECOMMENDATIONS:**

The Development Services Department recommends that **AMP-34-03 receive a favorable recommendation** from the Planning Commission and be forwarded to the City Council for final consideration.

The Development Services Department recommends, **if AMP-34-03 is acted upon favorably, that ZN-44-03 receive a favorable recommendation** from the Planning Commission and be forwarded to the City Council for final consideration.

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

Mike Delew, 3960 Howard Hughes Parkway, #150, 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 Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to APPROVE AMP-34-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Item #1 AMP-34-03, #2 ZN-44-03 and #3 SPR-19-03 are related.**

**2) ZN-44-03 ( 10979) SIMMONS AIRPARK-NORTH (Public Hearing)**

An application submitted by Industrial Real Estate and Development Services, Ltd. on behalf of Ready Mix, Inc., property owner, for reclassification of property from an R-1 Single-Family Residential District to a M-1 Business Park Industrial District. The property is located at the southeast corner of Simmons Street and Brooks Avenue. The Assessor's Parcel Number is 139-17-601-004.

**Item #1 AMP-34-03 and #2 ZN-44-03 are related.**

**RECOMMENDATIONS:**

The Development Services Department recommends, **if AMP-34-03 is acted upon favorably, that ZN-44-03 receive a favorable recommendation** from the Planning Commission and be forwarded to the City Council for final consideration.

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

Mike Delew, 3960 Howard Hughes Parkway, #150, 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 Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to APPROVE ZN-44-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Item #1 AMP-34-03, #2 ZN-44-03 and #3 SPR-19-03 are related.**

**3) SPR-19-03 (10976) SIMMONS AIRPARK-NORTH**

An application submitted by Industrial Real Estate and Development Services, LTD on behalf of Ready Mix, Inc., property owner, for a Site Plan Review in an R-1 Single-Family Residential District (proposed M-1 Business Park Industrial District) for five (5) warehouses totaling 212,160 square feet. The property is generally located at the northeast corner of Simmons Street and Brooks Avenue. The Assessor's Parcel Number is 139-17-601-004.

**RECOMMENDATIONS:**

The Development Services Department recommends that SPR-19-03 be **approved** subject to the following conditions:

1. The development shall comply with the Industrial Development Standards, including, but not limited to:
  - a. A minimum six (6) foot high wall be provided along the east property line adjacent to the residential property.
  - b. A landscaped buffer area a minimum width of 20 feet be planted and maintained with 24" box trees at a maximum spacing of 20 feet on center along the east property line adjacent to the residential property.
  - c. A 3'6" landscape berm or screen wall will be required along any area of a parking lot which abuts a public street.
2. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Approval of a traffic study is required prior to submittal of the civil improvement plans.
5. Unless the traffic study justifies the driveway proposed widths, these should be reduced to forty feet (40').
6. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the Civil Improvement plans.
7. The property owner shall grant an easement for the commercial driveways prior to approval of the civil improvement plans.
8. Label drainage device as "private drainage easement to be privately maintained".
9. The property owner shall sign a restrictive covenant for utilities.

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

Mike Delew, 3960 Howard Hughes Parkway, #150, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to APPROVE SPR-19-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Item #4 AMP-35-03 and #5 ZN-47-03 are related.**

**4) AMP-35-03 (11318) CAROL PAPPAS (Public Hearing)**

An application submitted by Carol Pappas, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Neighborhood Commercial. The property is located at the southeast corner of Simmons Street and Ann Road. The Assessor's Parcel Numbers are 124-32-501-002 and 124-32-501-016.

**RECOMMENDATIONS:**

The Development Services Department recommends that **AMP-35-03 receive a favorable recommendation** from the Planning Commission and be forwarded to the City Council for final consideration.

The Development Services Department recommends, if **AMP-35-03 is acted upon favorably, that ZN-47-03 receive a favorable recommendation** from the Planning Commission and be forwarded to the City Council for final consideration.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated there is an agreement between staff and the applicant on this item and unless there is opposition staff will recommend approval.

James Veltman, of Veltman Planning and Design Group, 4470 N. Chieftain, Las Vegas, Nevada 89129 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Commissioner Jo Cato MOVED and Commissioner Joy Diaz SECONDED to APPROVE AMP-35-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Item #4 AMP-35-03 and #5 ZN-47-03 are related.**

**5) ZN-47-03 (11319) CAROL PAPPAS (Public Hearing)**

An application submitted by Carol Pappas, property owner, for reclassification of property from an R-E Ranch Estates District to a C-1 Neighborhood Commercial District. The property is located at the southeast corner of Simmons Street and Ann Road. The Assessor's Parcel Numbers are 124-32-501-002 and 124-32-501-016.

**RECOMMENDATIONS:**

The Development Services Department recommends, if **AMP-35-03 is acted upon favorably, that ZN-47-03 receive a favorable recommendation** from the Planning Commission and be forwarded to the City Council for final consideration.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated there is an agreement between staff and the applicant on this item and unless there is opposition staff will recommend approval.

James Veltman, of Veltman Planning and Design Group, 4470 N. Chieftain, Las Vegas, Nevada 89129 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Commissioner Jo Cato MOVED and Commissioner Jay Aston SECONDED to APPROVE ZN-47-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Item #6 AMP-36-03, #7 ZN-49-03 and #8 T-1009 are related.**

**6) AMP-36-03 (11331) LA MADRE COURT (Public Hearing)**

An application submitted by D. R. Horton Inc. on behalf of David R. Belding, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential and Office to M-HDR Medium-High Density Residential. The property is located at the northwest corner of La Madre Way and Camino Al Norte. The Assessor's Parcel Number is 124-23-702-001.

**RECOMMENDATION**

The Development Services Department recommends **approval** of AMP-36-03 to change the Comprehensive Plan from LDR, Low Density Residential and Office to M-HDR, Medium High Density Residential and that this item be forwarded to the City Council for final consideration.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated he has received a request by the applicant for a two-week continuance and the area residents have requested a 30-day continuance, which would be the 8/27/03 Planning Commission, which is also staff's recommendation.

Jerry Slater, of G.C.Wallace, 2580 Anthem Village Drive, Henderson, Nevada 89052 appeared on behalf of the applicant and stated he concurs with staff's recommendation for a 30-day continuance.

Chairman Dean Leavitt opened the Public Hearing. He asked members of the audience who had submitted cards requesting to speak if they wish to speak now or hold their comments until this item is heard and the members stated they will wait until the 8/27/03 Planning Commission meeting. 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 AMP-36-03 to the 8/27/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 8/27/03.**

**Item #6 AMP-36-03, #7 ZN-49-03 and #8 T-1009 are related.**

**7) ZN-49-03 (11333) LA MADRE COURT (Public Hearing)**

An application submitted by D. R. Horton Inc. on behalf of David R. Belding, property owner, for reclassification of property from an R-1 Single-Family Residential District to a PUD Planned Unit Development District consisting of 207 condominium dwelling units. The property is located at the northwest corner of La Madre Way and Camino Al Norte. The Assessor's Parcel Number is 124-33-702-001.

**RECOMMENDATION**

The Development Services Department recommends that ZN-49-03 be **continued** to allow the applicant time to address the concerns of the Parks and Recreation Department.

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

1. Unless expressly authorized through a variance, waiver or another approved method, the development shall comply with all applicable codes and ordinances.
2. The following right of way dedications are required:
  - a. Additional right-of-way dedication required for the flared intersection at Camino al Norte and La Madre Way per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1; and
  - b. Ten (10) feet additional right of way for La Madre Way.
3. A roadway easement is required where public and private streets intersect.
4. Approval of a traffic study with queuing analysis is required prior to submittal of the civil improvement plans.
5. An emergency access at the end of private street "D" is required.
6. Approval of a drainage study update is required prior to 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. 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.
9. Fire lane width shall be maintained in accordance with Fire Code requirements.
10. 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.
11. If a trail is provided along the southern edge of the Western Tributary of the Las Vegas Wash, the applicant will be required to provide two means of pedestrian access to the trail.
12. At least one means of pedestrian access to Camino al Norte shall be required.
13. That all landscape areas and open spaces shall be labeled as "COMMON ELEMENTS TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION"; and

14. That the developer meet jointly with the Departments of Parks and Recreation and Development Services to discuss amenities and usability of the proposed open space areas prior to submitting a final development plan. 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.
15. That the maximum number of dwelling units permitted within this development be 207.
16. That all conditions mentioned herein be satisfied prior to recording any final map.
17. That this development be in compliance with the Multi-Family Development Standards and Design Guidelines with the following exceptions:
  - a. A minimum of twelve (12) feet between buildings rather than the twenty (20) feet required may be allowed; and
  - b. A minimum size of not less than nineteen (19) square feet for an upper story balcony may be allowed rather than the required minimum forty (40) square feet.
18. That the perimeter walls be owned and maintained by the homeowners' association.
19. 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.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated he has received a request by the applicant for a two-week continuance and the area residents have requested a 30-day continuance, which would be the 8/27/03 Planning Commission, which is also staff's recommendation.

Jerry Slater, of G.C.Wallace, 2580 Anthem Village Drive, Henderson, Nevada 89052 appeared on behalf of the applicant and stated he concurs with staff's recommendation for a 30-day continuance.

Chairman Dean Leavitt opened the Public Hearing. He asked members of the audience who had submitted cards requesting to speak if they wish to speak now or hold their comments until this item is heard and the members stated they will wait until the 8/27/03 Planning Commission meeting. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE ZN-49-03 to the 8/27/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 8/27/03.**

**Item #6 AMP-36-03, #7 ZN-49-03 and #8 T-1009 are related.**

**8) T-1009 (11332) LA MADRE COURT**

An application submitted by D. R. Horton on behalf of David R. Belding, property owner, to approve a tentative map in an R-1, Single-Family Residential District (proposed property reclassification to the PUD Planned Unit Development District consisting of 207 condominium dwelling units. The property is located at the northwest corner of LaMadre Way and Camino Al Norte. The Assessor's Parcel Number is 124-33-702-001.

**RECOMMENDATION**

The Development Services Department recommends that T-1009 be **continued** to allow the applicant time to meet with the Parks and Recreation Department.

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

1. ZN -49-03 must first be approved; if ZN-49-03 is not approved, T-1009 will be null and void.
2. All conditions of approval of ZN-49-03 shall be met.
3. 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.
4. Notes shall be placed on the final map addressing approved conditions as deemed appropriate by the Development Services staff.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated he has received a request by the applicant for a two-week continuance and the area residents have requested a 30-day continuance, which would be the 8/27/03 Planning Commission, which is also staff's recommendation.

Jerry Slater, of G.C.Wallace, 2580 Anthem Village Drive, Henderson, Nevada 89052 appeared on behalf of the applicant and stated he concurs with staff's recommendation for a 30-day continuance.

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE T-1009 to the 8/27/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 8/27/03.**

**Item #9 ZN-45-03 and #10 ZN-46-03 are related.**

**9) ZN-45-03 (11315) LONE MOUNTAIN/DONNA (Public Hearing)**

An application submitted by Ranco Holding Inc., property owner, for reclassification of property from an R-E Ranch Estates District and R-EL Ranch-Estates Limited District to an R-1 Single-Family Residential District. The property is generally located approximately 210 feet south of Lone Mountain Road and west of Donna Street. The Assessor's Parcel Numbers are 139-02-110-001, 139-02-110-003, 139-02-110-004, 139-02-110-005, 139-02-110-006, 139-02-110-007, 139-02-110-008, 139-02-110-009, 139-02-110-010 and 139-02-110-011.

**RECOMMENDATION:**

The Development Services Department recommends that ZN-45-03 **receive a favorable recommendation** and that this item be forwarded to the City Council for permanent zoning to the R-1 Single Family Residential District by ordinance.

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

Bill Curran, of Curran & Parry, 300 S. 4<sup>th</sup> Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant.

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

- ▶ Boyd Bulloch, 821 E. Lone Mountain Road, North Las Vegas, Nevada 89031

Mr. Bulloch stated there are some issues present with this application that need to be resolved and he would like to see this item continued for 30 days.

Chairman Leavitt asked Mr. Curran if he would be in agreement with a continuance to meet with the residents.

Mr. Curran stated he does not support a continuance.

- ▶ Jeffrey Oatey, 741 Stagecoach Circle, North Las Vegas, Nevada 89031

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

- ▶ Alicia Avance, 801 E. Lone Mountain Road, North Las Vegas, Nevada 89031

Ms. Avance stated she opposes this application as she does not want to see the neighborhood changed.

- ▶ Martha Nash, 669 E. Lone Mountain Road, North Las Vegas, Nevada 89031

Ms. Nash stated she has lived in this R-E area for over 37 years and prefers it stay as is and does not support this application.

- ▶ Steven Skalan, attorney for Elsie Musick, 326 Media Court, Henderson, Nevada  
(no zip code stated)

Mr. Skalan stated he is appearing on behalf of Ms. Musick and her daughter, and recommends this item be continued for two (2) weeks to allow the applicant to meet with concerned residents.

Michelle & Billy Anthony, 4623 N. Donna, North Las Vegas, Nevada 89031

Mrs. Michelle Anthony stated Mr. Skalan spoke on her behalf.

- ▶ Sheryl Lopez, 701 E. Lone Mountain Road, North Las Vegas, Nevada 89031

Ms. Lopez stated she opposes this item as she does not wish to see the peace of the neighborhood disrupted.

- ▶ Janet Combs, 555 E. El Camp Grande Avenue, North Las Vegas, Nevada 89031

Mrs. Combs stated she would like to see this item continued for further discussion.

- ▶ Marcia Daines, 555 E. Lone Mountain Road, North Las Vegas, Nevada 89031

Ms. Daines stated she moved to the area in 1963 and enjoys the R-E lifestyle and opposes any changes to it.

- ▶ Kim Spencer, 4700 N. 5<sup>th</sup> Street, North Las Vegas, Nevada (no zip code stated)

Mr. Spencer stated he opposes this application as he has lived in Ranch Estates for a long time and would like to see it remain the way it is today.

Chairman Leavitt closed the Public Hearing.

Commissioner Marilyn Kirkpatrick stated she lives in Ranch Estates and understands how the residents feel, and suggested the residents consider carefully what is being proposed and what may be proposed in the future.

Commissioner Nelson Stone asked staff for a little history on the existing parcel.

Marc Jordan, Principal Planner, stated that property has been mapped for several years, currently zoned R-EL Ranch Estates Limited District.

Commissioner Stone then asked Jim Lewis, Deputy City Attorney, if the Planning Commission requires the applicant's concurrence to continue this item.

Mr. Lewis stated this is a zone-change application and the only requirement is the item get to the Planning Commission for a Public Hearing within a certain number of days which has occurred.

Commissioner Stone stated that the Planning Commission has historically encouraged the applicant meet with concerned residents and he supports a continuance to allow this to take place.

Commissioner Jay Aston stated he feels this item should be continued, as well.

Mr. Curran stated he is in agreement with a two-week continuance.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to CONTINUE ZN-45-03 to the 8/13/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 8/13/03.**

**Item #9 ZN-45-03 and #10 ZN-46-03 are related.**

**10) ZN-46-03 (11316) LONE MOUNTAIN/DONNA (Public Hearing)**

An application submitted by Ranco Holding, Inc., 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 approximately 610 feet south of Lone Mountain Road and east of North Fifth Street. The Assessor's Parcel Numbers are 139-02-101-009, 139-02-101-011 and 139-02-101-019.

**RECOMMENDATION:**

The Development Services Department recommends that ZN-46-03 **receive a favorable recommendation** and that this item be forwarded to the City Council for permanent zoning to the R-1 Single Family Residential District by ordinance.

**(This item was presented by along with Item #9 ZN-45-03)**

Bill Curran, of Curran & Parry, 300 S. 4<sup>th</sup> Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant.

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

- ▶ Boyd Bulloch, 821 E. Lone Mountain Road, North Las Vegas, Nevada 89031

Mr. Bulloch stated there are some issues present with this application that need to be resolved and he would like to see this item continued for 30 days.

Chairman Leavitt asked Mr. Curran if he would be in agreement with a continuance to meet with the residents.

Mr. Curran stated he does not support a continuance.

- ▶ Jeffrey Oatey, 741 Stagecoach Circle, North Las Vegas, Nevada 89031

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

- ▶ Alicia Avance, 801 E. Lone Mountain Road, North Las Vegas, Nevada 89031

Ms. Avance stated she opposes this application as she does not want to see the neighborhood changed.

- ▶ Martha Nash, 669 E. Lone Mountain Road, North Las Vegas, Nevada 89031

Ms. Nash stated she has lived in this R-E area for over 37 years and prefers it stay as is and does not support this application.

- ▶ Steven Skalan, attorney for Elsie Musick, 326 Media Court, Henderson, Nevada (no zip code stated)

Mr. Skalan stated he is appearing on behalf of Ms. Musick and her daughter, and recommends this item be continued for two (2) weeks to allow the applicant to meet with concerned residents.

- ▶ Michelle & Billy Anthony, 4623 N. Donna, North Las Vegas, Nevada 89031

Mrs. Michelle Anthony stated Mr. Skalan spoke on her behalf.

- ▶ Sheryl Lopez, 701 E. Lone Mountain Road, North Las Vegas, Nevada 89031

Ms. Lopez stated she opposes this item as she does not wish to see the peace of the neighborhood disrupted.

- ▶ Janet Combs, 555 E. El Camp Grande Avenue, North Las Vegas, Nevada 89031

Mrs. Combs stated she would like to see this item continued for further discussion.

- ▶ Marcia Daines, 555 E. Lone Mountain Road, North Las Vegas, Nevada 89031

Ms. Daines stated she moved to the area in 1963 and enjoys the R-E lifestyle and opposes any changes to it.

- ▶ Kim Spencer, 4700 N. 5<sup>th</sup> Street, North Las Vegas, Nevada (no zip code stated)

Mr. Spencer stated he opposes this application as he has lived in Ranch Estates for a long time and would like to see it remain the way it is today.

Chairman Leavitt closed the Public Hearing.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to CONTINUE ZN-46-03 to the 8/13/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**11) ZN-27-00 (11337) CHEYENNE COMMERCIAL CENTER (Public Hearing)**

An application submitted by Gerald Garapich, A.I.A. on behalf of The Howard Hughes Corporation, property owner, to amend a previously approved PUD Planned Unit Development District consisting of a light industrial business park allowing office and retail uses, including a bank. The property is located at the northwest corner of Cheyenne Avenue and Valley Drive. The Assessor's Parcel Number is 139-07-401-004.

**RECOMMENDATION:**

The Development Services Department recommends that the amendment to ZN-27-00 be **approved** with the following conditions of approval:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. The following right-of-way dedications are required:
  - a. Right-of-way for a CAT bus turn-out on Cheyenne Avenue near Valley Drive.
  - b. Additional right-of-way for a flared intersection per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* at Valley Drive and Cheyenne Avenue.
3. The property owner shall grant an easement for the commercial driveways prior to approval of the civil improvement plans.
4. The property owner shall sign a restrictive covenant for utility easements prior to approval of the civil improvement plans.
5. An encroachment permit for landscaping in the right-of-way will be required prior to approval of the civil improvement plans.
6. The plans must show the public utility easement granted per document 870626:00851 (affects north 10' of south 60').
7. Approval of a drainage study update is required prior to submittal of the civil improvement plans.
8. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
9. A final development plan shall be required. The site plan shall generally conform to the preliminary development plan and building elevations, as submitted, and shall comply with the Industrial Design Guidelines.
10. No more than 15% of the entire industrial business park shall be allocated for retail/service uses.
11. That the development of the commercial/retail areas be in compliance with the Commercial Design Standards, including but not limited to parking lot landscaping, foundation landscaping, pedestrian plaza open space and pedestrian walkways.
12. That the design theme of the commercial area be consistent with that of the business park.
13. That the uses permitted within the commercial areas be limited to those identified as "Principally Permitted Uses" in the C-1, Neighborhood Commercial, district with the following exceptions, which shall not be permitted: Appliance sales and services, auto supply store, department store, furniture store, garden supply store, grocery store, hardware store, hunting and fishing supply store, paint and wallpaper store, and pet shop.

14. That the following uses shall be considered "Principally Permitted Uses" within the commercial areas and shall not require individual Planning Commission consideration as part of this PUD: banks & financial institutions which are regulated by the federal government; child care facility or child care center; convenience food restaurant without a drive-through service window.
15. That any use involving the "on-sale" of alcoholic beverages shall require a special use permit in accordance with the requirements set forth in the Zoning Ordinance.
16. That the uses permitted within the business park shall be limited to those identified as "Principally Permitted Uses" in the M-1, Business Park Industrial, zoning district with the following exceptions, which shall not be permitted: Outdoor storage, exterminator shop and manufacturing.
17. That the following uses shall be considered "Principally Permitted Uses" within the business park areas and shall not require individual Planning Commission consideration as part of this PUD: banks & financial institutions, business, technical or vocational schools, child care facility or child care center, convenience food restaurant without drive-through service window.
18. That all free-standing signage be limited to monument-type, which shall not exceed eight (8) feet in overall height. All free-standing signs shall be sized and located in accordance with the requirements set forth in the Zoning Ordinance.
19. That a final development plan be reviewed and approved by the Planning Commission for each phase of development.
20. That the development of this business park PUD be in compliance with all applicable codes and ordinances in effect at the time of construction. If there is a conflict with the conditions stated herein, the more restrictive shall apply.
21. The applicant shall be required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, and may, depending upon the FAA's determination, also be required to obtain a permit from the Clark County Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment, prior to construction.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated there is an agreement between staff and the applicant on this item and unless there is opposition staff will recommend approval.

Richard Gallegos, 10 Commerce Center Drive, 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 Jo Cato SECONDED to APPROVE ZN-27-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**12) UN-50-03 (11335) FAT CITY CYCLE, INC. (Public Hearing)**

An application submitted by Fat City Cycles, Inc. on behalf of Green Valley Farm, Inc., property owner, for a use permit in a M-2 General Industrial District to allow an automotive (motorcycle) repair facility. The property is located at 2246 Losee Road. The Assessor's Parcel Number is 139-22-510-013.

**RECOMMENDATION:**

The Development Services Department recommends that UN-50-03 be **approved** subject to the following conditions:

1. That this special use permit is site specific and non-transferable; and
2. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
3. That the driveway on Losee Road is subject to review and approval by the City of North Las Vegas Traffic Engineer; and
4. That a minimum three feet (3.00') of landscaping be provided along the front of the site, with the exception of the driveway and pedestrian access. With the exception of the dimensional requirements, the landscaping shall otherwise be in compliance with the requirements set forth in the Zoning Ordinance; and
5. That landscape and irrigation plans be submitted to the Permit Application Center prior to application of a business license. The plans shall be reviewed and approved by staff, and the landscaping shall be installed prior to the issuance of a business license.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated there is an agreement between staff and the applicant on this item and unless there is opposition staff will recommend approval.

Rick Johnson, 3883 White Cedar Drive, 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 Jay Aston **MOVED** and Commissioner Joy Diaz **SECONDED** to **APPROVE** UN-50-03 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

**The item was APPROVED.**

**13) UN-52-03 (11303) TIRE WORKS (Public Hearing)**

An application submitted by Mesa Investment, LLC on behalf of C H C 1984 Trust 65, Mohler Investment Co. Inc. 35, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow an automotive service facility. The property is generally located north of Craig Road approximately 375 feet east of Decatur Boulevard. The Assessor's Parcel Number is 139-06-215-017.

**RECOMMENDATION:**

The Development Services Department recommends that UN-52-03 be **approved** subject to the following conditions:

1. That this special use permit is site specific and non-transferable; and
2. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; 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 the property owner shall grant an easement for the commercial driveways prior to approval of the civil improvement plans; and
6. That the property owner shall sign a restrictive covenant for the utility easements; and
7. That approval of a traffic study is required prior to submittal of the civil improvement plans; and
8. That maintenance of the shared access at the front cross easement must be shared with parcels to the east and west of this development; and
9. That subdivision does not guarantee second driveway for parcel to the east; and
10. That median opening to this parcel will not be granted; and
11. That a Master Sign Program be reviewed and approved by Staff prior to the issuance of a building permit; and
12. That the development comply with the Commercial Design Standards including, but not limited to the following, with the exception that the building is not required to be located at the front minimum setback line:
  - a. The building shall be constructed using approved building materials, as set forth in the Zoning Ordinance. Painted smooth-face CMU blocks are not acceptable as the primary building material; and
  - b. That the north and east elevations shall incorporated jogs, offsets or other architectural features to reduce the visual length of the building. Building surfaces over 50 feet in length must be relieved with a change of wall plane that provides strong shadow and visual interest. Variety and/or variation of roof lines is required, as well; and
  - c. All sides of the building shall be coherently designed and treated. A consistent level of detailing and finish is required for all sides of the building; and
  - d. Access to the roof shall be from within the building. Exterior roof ladders are not permitted.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated there is an agreement between staff and the applicant on this item and unless there is opposition staff will recommend approval.

Michael Bradshaw, of Bradshaw & Associates, 10814 Del Rudini, Las Vegas, Nevada 89141 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 Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to APPROVE UN-52-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**14) UN-49-01 (11150) ST. CHRISTOPHER'S CHURCH (Public Hearing)**

An application submitted by the Roman Catholic Bishop of Las Vegas, property owner, for an extension of time to a use permit in an R-A/R-2 Redevelopment Area / Medium High Density Residential Subdistrict to allow a parking lot for an existing church. The property is located at 1800 N. Bruce Street. The Assessor's Parcel Numbers are 139-23-311-179 and 139-23-311-180.

**RECOMMENDATION:**

The Development Services Department recommends that a two year **extension of time for UN-49-01 be granted** subject to the following additional conditions:

1. That all previous conditions of approval for UN-49-01 shall apply.
2. An encroachment permit for landscaping in the right-of-way will be required prior to approval of the civil improvement plans.
3. A reversionary map must be filed to combine parcels and remove lot lines.
4. The northern driveway on Bruce must align with the drive isle.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated there is an agreement between staff and the applicant on this item and unless there is opposition staff will recommend approval.

Ernie Frugaro, 2480 E. Tomkins Avenue, Las Vegas, Nevada 89121 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Frank Azbell, 1608 E. Flower Avenue, North Las Vegas, Nevada 89030

Mr. Azbell stated there are parking challenges present at this location and would like to see it improved.

Chairman Leavitt closed the Public Hearing.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to APPROVE UN-49-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

### **15) T-1008 (11329) ALLEN AND CENTENNIAL**

An application submitted by D. R. Horton on behalf of Nevada Power Company, property owner, to approve a tentative map in an R-1 Single-Family Residential District for 147 single-family dwellings. The property is generally located at the southeast corner of Allen Lane and Centennial Parkway. The Assessor's Parcel Number is 124-29-101-004.

### **RECOMMENDATION**

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

1. That the proposed 20' utility easement between lots 94 and 95 be changed to a common lot with a pedestrian linkage.
2. That pedestrian linkages be provided through common lots 'D', 'E', 'F' and 'H'.
3. That lots 101 and 102 must be provided with a minimum 24 feet of street frontage.
4. That the proposed typical lot dimensions be revised to show minimum interior side-yard setback of five feet.
5. Approval of a drainage study is required prior to submittal 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. Remove section thickness from the typical sections. The off-site pavement sections shown on civil plans will be designed in accordance with Standard Specifications Section 401 using the AASHTO model.
8. The following right of way dedications are required:
  - a. Right-of-way for a flared intersection at Centennial Parkway and Allen Lane,
  - b. Right-of-way for a CAT bus turn-out on Centennial Parkway near Allen Lane.
9. Easements at the end of Renner Avenue and Little Elm Street must be labeled to indicate that they will be privately maintained.
10. Street width on Ranch House Road and Ferrell Street must be shown.
11. The plans must be revised to label the area along Copper Canyon Court.
12. All Nevada Power Company Easements and poles must be shown and must fully lie within landscape area (see Documents 416145:517 and 940629:01545 per the preliminary title report).
13. Label Allen Lane.
14. Approval of a traffic study with queuing analysis is required prior to submittal of the civil improvement plans.
15. Parking is limited to one side of the street. Developer to install "no parking" signs.
16. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines and 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.

17. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
18. Fire land width shall be maintained in accordance with Fire Code requirements.
19. Five copies of a revised tentative map incorporating the conditions of approval shall be submitted for review of the Public Works Department and the Planning Division prior to submittal of the final map.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated there is an agreement between staff and the applicant on this item and unless there is opposition staff will recommend approval.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated there is an agreement between staff and the applicant on this item and unless there is opposition staff will recommend approval with one amendment: delete Condition 8A.

Jerry Slater, 2580 Anthem Village Drive, Henderson, Nevada 89052 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Joy Diaz MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE T-1008 per staff's recommendations subject to the following change:

**Delete Condition #8A.**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

## **OLD BUSINESS**

**Item #16 AMP-23-03, #17 AMP-24-03 and #18 ZN-35-03 are related.**

### **16) 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.

**This item was continued from the May 28, 2003, Planning Commission Meeting at the request of the applicant.**

**This item was continued from the May 14, 2003, Planning Commission Meeting at the request of the applicant.**

**(from the 5/14/03 Planning Commission meeting):**

### **RECOMMENDATION**

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

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

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

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

Commissioner Joy Diaz **MOVED** and Commissioner Jo Cato **SECONDED** to **APPROVE** AMP-23-03 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

**The item was APPROVED.**

**Item #16 AMP-23-03, #17 AMP-24-03 and #18 ZN-35-03 are related.**

**17) 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.

**This item was continued from the May 28, 2003, Planning Commission Meeting at the request of the applicant.**

**This item was continued from the May 14, 2003, Planning Commission Meeting at the request of the applicant.**

**(from the 5/14/03 Planning Commission meeting):**

**RECOMMENDATION**

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

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

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

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

Commissioner Joy Diaz MOVED and Commissioner Jay Aston SECONDED to APPROVE AMP-24-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Item #16 AMP-23-03, #17 AMP-24-03 and #18 ZN-35-03 are related.**

**18) 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 107 single family units, 414 multi-family units and approximately 6.4 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 7.1± du/acre is too intense to be considered compatible with the surrounding areas.

**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. Development of the Commercial component shall comply with the following:
  - a. That the commercial uses within the proposed 7.0± acre neighborhood center shall only be those allowed in the C-1 Neighborhood Commercial District as principally permitted uses, or as special uses subject to Title 17 § 24.020.
  - b. That all commercial development shall conform to the C-1, Neighborhood Commercial requirements including but not limited to setbacks and building heights.
  - c. That all commercial development shall be in compliance with the Commercial Design Standards.
3. Development of the residential component shall comply with the following:
  - a. That the maximum number of dwelling units shall not exceed 521, of which a minimum 107 must be single-family detached.
  - b. That a minimum 11.0 acres of open space shall be provided as shown on the preliminary development plan.
  - c. That at least 25% of the required open space be installed prior to the issuance of a building permit for the 130<sup>th</sup> residential unit; and that 50% be installed prior to the issuance of a building permit for the 260<sup>th</sup> residential unit; and that 100% be installed prior to the issuance of a building permit for the 390<sup>th</sup> residential unit.
  - d. The minimum lot size for a single family home shall be 4,500 square feet.
  - e. The single family detached developments shall comply with the R-1, Single Family Residential setbacks and the Single Family Design Standards.
  - f. That Development of the attached multifamily component (triplexes) shall comply with multifamily design standards with the following exceptions:
    1. That the minimum building separation shall be 15 feet.

2. That the minimum building setback from any single-family residential property line shall be 20 feet.
  
4. That pedestrian paseo's shall be added allowing access to the commercial areas from the residential.
5. That the minimum paseo width accessing open space or commercial shall be 15 feet.
6. That the sidewalks along Losee Road and Ann Road shall be separated from the back of curb by a minimum of five feet.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans.
8. Approval of a drainage study is required prior to the submittal of the civil improvement plans.
9. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
10. A water network analysis must be submitted with the civil improvement plans.
11. Entrance streets must be revised to a minimum of sixty-foot (60.0') right-of-way width.
12. In lieu of a bus turnout, the developer shall provide an acceleration lane from Ann Road to southbound Losee Road.
13. The site plans must be revised to show the limits of the FEMA Special Flood Hazard Area Zone A.
14. The landscape area along Lawrence Street shall be increased as needed to accommodate the Nevada Power transmission line easement.
15. 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.
13. A parcel map will need to be filed to create the parcels for the different land uses.
14. Dedication and half street improvements for Hammer Lane.
15. 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 Robert Eastman, Planner, on behalf of staff who indicated staff is recommending approval of this item subject to one change: add Standard Condition #10, whereby the applicant must notify for R.C. Farms.

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

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

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-35-03 per staff's recommendations subject to the following change:

**Add Standard Condition #10.**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**19) UN-42-03 (10962) L.279 NORTHERN PASSAGE (Public Hearing)**

An application submitted by AT&T Wireless on behalf of St. Marks Place, LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a telecommunication tower (80' tower and related facilities) with a zero (0) setback to the east and 90 foot setback to the north where 200 feet is required from a residential district. The property is located at the northeast corner of Losee Road and Centennial Parkway. The Assessor's Parcel Number is 124-24-401-002.

**This item was continued from the June 25<sup>rd</sup> Planning Commission meeting at the applicant's request.**

**(from the 6/25/03 Planning Commission meeting):**

**RECOMMENDATION**

The Development Services Department recommends that UN-42-03 be **denied**.

**If however** the Planning Commission **determines that approval** the use and the deviations in set back is appropriate at this time, the Development Services Department recommends the following conditions of approval:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. That the tower must be of stealth design subject to review and approval by staff.
3. That landscaping with a minimum depth of 20 feet, planted in accordance with the Commercial Design Standards, shall be provide along Rome Boulevard and the east property line along the length of the improvements proposed herein.
4. That paved access to the site shall be provided.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 8/27/03 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 Jay Aston SECONDED to CONTINUE UN-42-03 to the 8/27/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 8/27/03.**

**PUBLIC FORUM**

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

**No members of the public came forward.**

**DIRECTOR'S BUSINESS:** None

**CHAIRMAN'S BUSINESS:** None

**ADJOURNMENT:** 8:55 PM

A motion to ADJOURN the July 23, 2003 meeting of the Planning Commission of the City of North Las Vegas was made by Chairman Dean Leavitt. Commission Nelson Stone SECONDED the motion.

---

Dean Leavitt, Chairman

**ATTEST:**

---

Ted Karant, Recording Secretary