

MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Dean Leavitt, Chairman
Nelson Stone
Jay Aston
Harry Shull

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Marilyn Kirkpatrick, Vice-Chairman
Jo Cato
Steve Brown

Planning Commission MINUTES are available on the internet at:

www.cityofnorthlasvegas.com

September 24, 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
Marilyn Kirkpatrick - Present
Nelson Stone - Present
Jo Cato-Present
Jay Aston-Present
Steve Brown-Present
Harry Shull-Present

STAFF PRESENT:

Steve Baxter, Acting Director, Development Services
Marc Jordan, Principal Planner
Robert Eastman, Planner
Randy Cagle, Public Works
Clete Kus, Transportation Services
Terri Tarbett, Assistant Fire Chief
Deidre Call, Deputy City Attorney
Ted Karant, Recording Secretary

ANNOUNCEMENTS:

Verification of compliance with NRS 241, Open Meeting Law.

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

PLEDGE OF ALLEGIANCE

Chairman Dean Leavitt

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

MINUTES

Approval of the MINUTES for the Planning Commission meeting of September 10, 2003.

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE the minutes of the September 10, 2003 Planning Commission Meeting.

The motion carried by MAJORITY vote with Commissioner Jo Cato abstaining from voting due to her absence at the September 10, 2003 Planning Commission meeting.

Approval of the MINUTES for the Planning Commission meeting of August 27, 2003.

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE the minutes of the August 27, 2003 Planning Commission Meeting.

The motion carried by MAJORITY vote with Commissioner Harry Shull abstaining from voting as he was not a member of the Planning Commission during the August 27, 2003 Planning Commission meeting.

CONSENT AGENDA

A) PW-154-03 (12413) PORTICO WEST

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Beazer Homes Holding Corp. and accept the Subdivision Bond in the amount of \$424,829.57.

B) PW-155-03 (12414) DEVONRIDGE RESIDENTIAL SUBDIVISION

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Sunstream Homes, LLC and accept the Subdivision Bond in the amount of \$372,110.70.

C) PW-156-03 (12415) SHADOW SPRINGS, PHASE 2, UNIT 7

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 \$765,814.50.

D) PW-149-03 (12267) TERRACINA, UNIT 1

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Terracina-Terrasol, LLC and accept the Performance Bond in the amount of \$613,721.90.

E) PW-150-03 (12270) TERRASOL, UNIT 1

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Terracina-Terrasol, LLC and accept the Performance Bond in the amount of \$482,234.61.

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE Consent Agenda Items A through E.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

Items #1 AMP-46-03 and #2 ZN-64-03 are related.

1) AMP-46-03 (11940) R.S. AND MARTHA S. BHATHAL (Public Hearing)

An application submitted by R. S. Bhathal and Martha S. Bhathal, property owners, for an amendment to the Comprehensive Plan, land use element, to change the current designation of HDR High Density Residential to Community Commercial. The property is located at the southeast corner of Decatur Boulevard and Ranch House Road. The Assessor's Parcel Numbers are 124-30-201-002 and 124-30-201-003.

RECOMMENDATION:

The Development Services Department recommends that AMP-46-03 be **approved** and that the Comprehensive Plan Land Use Map be amended to identify the subject site as Community Commercial.

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

Michael Gleeson, 7320 Smoke Ranch Road, 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 Nelson Stone SECONDED to APPROVE AMP-46-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #1 AMP-46-03 and #2 ZN-64-03 are related.

2) ZN-64-03 (11941) R.S. & MARTHA S. BHATHAL (Public Hearing)

An application submitted by R. S. Bhathal and Martha S. Bhathal, property owners, for reclassification of property from an R-1 Single-Family Residential District to a C-1 Neighborhood Commercial District. The property is located at the southeast corner of Decatur Boulevard and Ranch House Road. The Assessor's Parcel Numbers are 124-30-201-002 and 124-30-201-003.

RECOMMENDATION:

The Development Services Department recommends that ZN-64-03 be **approved** and that the subject site be rezoned from R-1, Single-Family Residential to C-2, General Commercial.

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

Michael Gleeson, 7320 Smoke Ranch Road, 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 Jay Aston SECONDED to APPROVE ZN-64-03 as C-1 Neighborhood Commercial.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #3 AMP-47-03 and #4 ZN-65-03 are related.

3) AMP-47-03 (12045) LONG ISLAND LAND HOLDINGS (Public Hearing)

An application submitted by Long Island Land Holdings, LLC and Groucho, LLC, property owners, 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 southwest corner of Coleman Street and Brooks Avenue. The Assessor's Parcel Number is 139-17-601-005.

RECOMMENDATIONS:

The Development Services Department recommends that AMP-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 staff is recommending approval of this item.

The application was presented by Marc Jordan, Principal Planner

Ryan Welch, 32 Alpine Way, Las Vegas, Nevada (no zip code stated) appeared on behalf of staff who indicated 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 Harry Shull SECONDED to APPROVE AMP-47-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #3 AMP-47-03 and #4 ZN-65-03 are related.

4) ZN-65-03 (12044) LONG ISLAND LAND HOLDINGS (Public Hearing)

An application submitted by Long Island Land Holdings, LLC and Groucho, LLC, property owners, for reclassification of property from an R-1 Single-Family Residential District to an M-1 Business Park Industrial District. The property is located at the southwest corner of Coleman Street and Brooks Avenue. The Assessor's Parcel Number is 139-17-601-005.

RECOMMENDATIONS:

The Development Services Department recommends, **if AMP-47-03 is acted upon favorably, that ZN-65-03 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.

The application was presented by Marc Jordan, Principal Planner

Ryan Welch, 32 Alpine Way, Las Vegas, Nevada (no zip code stated) appeared on behalf of staff who indicated he concurs with staff's recommendations.

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

Commissioner Jay Aston MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-65-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #5 AMP-48-03 and #6 ZN-70-03 are related.

5) AMP-48-03 (12081) LAMB 30 (Public Hearing)

An application submitted by Infinity Plus on behalf of Lamb 30 et. al. c/o Juli Koentopp, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of M-HDR Medium-High Density Residential and Business, Research or Development Park to Regional Commercial. The property is located at the southwest corner of Lamb Boulevard and Azure Avenue. The Assessor's Parcel Number is 123-30-601-003.

RECOMMENDATION:

The Development Services Department recommends that AMP-48-03 **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.

George Garcia, of G.C.Garcia, 2501 N. Green Valley Parkway, Suite 108, Henderson, Nevada 89014 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 Jo Cato SECONDED to APPROVE AMP-48-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #5 AMP-48-03 and #6 ZN-70-03 are related.

6) ZN-70-03 (12083) LAMB 30 (Public Hearing)

An application submitted by Infinity Plus on behalf of Lamb 30 et. al. c/o Juli Koentopp, property owner, for reclassification of property from an M-2 General Industrial District to a C-2 General Commercial District. The property is located at the southwest corner of Lamb Boulevard and Azure Avenue. The Assessor's Parcel Number is 123-30-601-003.

RECOMMENDATION:

The Development Services Department recommends, **if AMP-48-03 is acted upon favorably, that ZN-70-03 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.

George Garcia, of G.C.Garcia, 2501 N. Green Valley Parkway, Suite 108, Henderson, Nevada 89014 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 Harry Shull SECONDED to APPROVE ZN-70-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #7 AMP-49-03, #8 AMP-50-03, #9 ZN-69-03 and #10 T-1021 are related.

7) AMP-49-03 (12093) NELSON RANCH (Public Hearing)

An application submitted by Centex Homes on behalf of Waterfall, LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of VLDR Very Low Density Residential to MLDR Medium-Low Density Residential. The property is located at the northeast corner of Aviary Way and Grand Teton Drive. The Assessor's Parcel Numbers are 124-07-701-001, 124-07-701-002 and 124-07-801-001.

RECOMMENDATION:

The Development Services Department recommends that AMP-49-03 be **approved** and forwarded to the City Council with a recommendation for approval.

The application was presented by Robert Eastman, Planner, on behalf of staff who indicated staff is recommending this item be continued indefinitely to allow staff time to review a revised tentative map which the applicant submitted prior to tonight's meeting.

Brad Burns, of Centex Homes, 36063 N. Rancho Drive, Suite 102, Las Vegas, Nevada 89130 appeared on behalf of the applicant.

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

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE AMP-49-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #7 AMP-49-03, #8 AMP-50-03, #9 ZN-69-03 and #10 T-1021 are related.

8) AMP-50-03 (12099) NELSON RANCH (Public Hearing)

An application submitted by Centex Homes on behalf of Waterfall, LLC, property owner, for an amendment to the Master Plan of Streets and Highways to delete approximately 2,688 feet of Racel Street between Aviary Way and Aliante Parkway and to delete approximately 2,698 feet of Willis Street between Horse Drive and Grand Teton Drive. The property is located at the northeast corner of Aviary Way and Grand Teton Drive. The Assessor's Parcel Numbers are 124-07-701-001, 124-07-701-002 and 124-07-801-001.

RECOMMENDATION:

The Development Services Department recommends that AMP-50-03 be **continued indefinitely** to allow the applicant enough time to prepare a traffic study that supports the removal of Willis and Racel Streets.

The application was presented by Robert Eastman, Planner, on behalf of staff who indicated staff is recommending this item be continued to the 10/22/03 Planning Commission meeting to allow staff time to review a revised tentative map which the applicant submitted prior to tonight's meeting.

Brad Burns, of Centex Homes, 36063 N. Rancho Drive, Suite 102, Las Vegas, Nevada 89130 appeared on behalf of the applicant.

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 Jo Cato SECONDED to CONTINUE AMP-50-03 to the 10/22/03 Planning Commission meeting per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 10/22/03.

Items #7 AMP-49-03, #8 AMP-50-03, #9 ZN-69-03 and #10 T-1021 are related.

9) ZN-69-03 (12105) NELSON RANCH (Public Hearing)

An application submitted by Centex Homes on behalf of Waterfall, LLC, property owner, for reclassification of property from an O-L Open Land District to a PUD Planned Unit Development District consisting of 519 single-family dwellings and 118 duplexes. The property is located at the northeast corner of Aviary Way and Grand Teton Drive. The Assessor's Parcel Numbers are 124-07-701-001, 124-07-701-002 and 124-07-801-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-69-03 be **continued indefinitely** to allow the applicant time to address Development Services, Parks and Recreation, Fire, and Public Works concerns.

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

1. Approval of this application is contingent on the approval of the Racel Street and Willis Street vacations and amendment to the Master Plan of Streets and Highways.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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.
4. 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* or as directed by the Director of Public Works.
5. Civil improvement plans must reflect the 50' wide Southern Nevada Water Authority permanent easement per instrument 200010212;013111 PER SUBMITTED PRELIMINARY TITLE REPORT. The easement is adjacent to and parallel with former Valley Drive.
6. The following right of way dedications are required:
 - a. Flared intersections at Grand Teton Drive and Aliante Parkway
 - b. Flared intersections at Grand Teton Drive and Aviary Way
 - c. CAT bus turn-out on Horse Drive near Aliante Parkway and on Grand Teton Drive near Aliante Parkway.
 - d. Dedicate 46' wide drainage channel north of and parallel to Grand Teton Drive.
7. The drainage and utility easement must be revised to a public pedestrian access/drainage/public utility easement that conforms to North Las Vegas Municipal Code 17.24.210.d.4.a.
8. Approval of a master traffic study with modeling to include 20 year projections is required prior to submittal of the civil improvement plans.
9. Open Space areas shall contain at a minimum, the following ADA accessible items:
 - a. Circuitous lighted paths
 - b. 20 24-inch box trees per acre
 - c. At least 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface, and accompanying shade ramada.
 - d. A large open space area for group / organized play
 - e. One large group shade area / gazebo (30' diameter), lighted
 - f. Picnic tables and barbecue grills
 - g. 3 benches per acre, spaced along park pathways
 - h. Details of amenities to be provided

10. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
11. Fire lanes shall be designed, installed and maintained in accordance with Fire Code requirements.
12. A minimum of two means of Fire Department access shall be provided to each group of 25 or more residential units.
13. The alignments of Nelson Ranch and Hidden Ranch Road must align with the alignments for Willis Street to the north and south of this development.
14. No certificate of occupancy will be granted for a residential unit within the development until after Fire Station 56 is in operation.
15. The applicant shall obtain an amendment to the master plan (AMP-49-03) or ZN-69-03 shall become null and void.
16. That the overall density of the development shall not exceed 4.53 du/acre.
17. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any perimeter or return walls within this development.
18. That following building setbacks shall 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) feet.
 - e. Covered patios: Five (5) feet from side and rear property lines;
19. That a final development plan be submitted for review and approval by the Planning Commission prior to the issuance of any residential construction permits. The final development plan shall identify colors, materials and elevations for the dwellings, as well as all amenities and design elements pertaining to the parks, recreation areas and open space.
20. Perimeter walls shall be owned and maintained by the homeowners' association.
21. That corner side yard landscaping, if applicable, shall be maintained by the homeowners' association.
22. The developer shall disclose to prospective home buyers that corner side yard landscape areas, if applicable, are reserved exclusively for landscaping.
23. Perimeter landscaping of the exterior street perimeter shall 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).
24. The preliminary development plan shall be redesigned to comply with the open space requirements of the Zoning Ordinance.
25. The open space shall be phased, so that a minimum of ½ of the park areas and corresponding street scape are built prior to the awarding a building permit for the 377rd dwelling.
26. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
27. Unless expressly authorized through a variance, waiver or other approved method, the development shall comply with all applicable codes and ordinances.

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

Brad Burns, of Centex Homes, 3606 N. Rancho Drive, Suite 102, Las Vegas, Nevada 89130 appeared on behalf of the applicant.

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

Commissioner Harry Shull MOVED and Commissioner Steve Brown SECONDED to APPROVE ZN-69-03 per staff's recommendations subject to the following changes:

Condition #1 Deleted.

Condition #9c Changed to Read: "a minimum of three (3) differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface, and accompanying shade ramada."

Condition #9i Added to Read: "clubhouse with a minimum of 2,000 square feet."

Condition #15 Changed to Read: "that the applicant shall obtain an amendment to the master plan (AMP-49-03 and AMP-50-03) or ZN-69-03 shall become null and void."

Condition #16 Changed to Read: "That the overall density of the development shall not exceed 4.53 du/acre with a maximum of 775 lots and a minimum lot size of 5,000 square feet."

Condition #21 Changed to Read: "That corner side yard landscaping, if applicable, shall be maintained by the HOMEOWNER."

Condition #24 Changed to Read: "The preliminary development plan shall be redesigned to comply with the open space requirements of the Zoning Ordinance or a minimum of 12.44 acres"

Condition #28 Added to Read: "that the applicant shall be responsible for determining building height restrictions on lots located adjacent to the model airplane field coordinating inquiries through the North Las Vegas Parks and Recreation Department."

Condition #29 Added to Read: "that the street sections and linear trail elements for Grand Teton, Aliante Parkway and Valley Drive shall conform to those approved for the Aliante Master Planned Community."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #7 AMP-49-03, #8 AMP-50-03, #9 ZN-69-03 and #10 T-1021 are related.

10) T-1021 (12102) NELSON RANCH

An application submitted by Centex Homes on behalf of Waterfall, LLC, property owner, for approval of a tentative map in an O-L Open Land District (proposed PUD) consisting of 754 single family dwellings. The property is generally located at the northeast corner of Aviary Way and Grand Teton Drive. The Assessor's Parcel Numbers are 124-07-701-001, 124-07-701-002 and 124-07-801-001.

RECOMMENDATION:

The Development Services Department recommends that T-1021 be **continued indefinitely** to allow the applicant time to address Development Services, Parks and Recreation, Fire, and Public Works concerns.

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

1. Approval of this application is contingent on the approval of the Racel Street and Willis Street vacations and amendment to the Master Plan of Streets and Highways.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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.
4. 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* or as directed by the Director of Public Works.
5. Civil improvement plans must reflect the 50' wide Southern Nevada Water Authority permanent easement per instrument 200010212;013111 PER SUBMITTED PRELIMINARY TITLE REPORT. The easement is adjacent to and parallel with former Valley Drive.
6. The following right of way dedications are required:
 - a. Flared intersections at Grand Teton Drive and Aliante Parkway
 - b. Flared intersections at Grand Teton Drive and Aviary Way
 - c. CAT bus turn-out on Horse Drive near Aliante Parkway and on Grand Teton Drive near Aliante Parkway.
 - d. Dedicate 46' wide drainage channel north of and parallel to Grand Teton Drive.
7. The drainage and utility easement must be revised to a public pedestrian access/drainage/public utility easement that conforms to North Las Vegas Municipal Code 17.24.210.d.4.a.
8. Approval of a master traffic study with modeling to include 20 year projections is required prior to submittal of the civil improvement plans.
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. Fire lanes shall be designed, installed and maintained in accordance with Fire Code requirements.
11. A minimum of two means of Fire Department access shall be provided to each group of 25 or more residential units.
12. The alignments of Nelson Ranch and Hidden Ranch Road must align with the alignments for Willis Street to the north and south of this development.

13. No certificate of occupancy will be granted for a residential unit within the development until after Fire Station 56 is in operation.
14. The applicant shall obtain an amendment to the master plan (AMP-49-03) or ZN-69-03 shall become null and void.
15. Perimeter walls shall be owned and maintained by the homeowners' association.
16. That corner side yard landscaping, if applicable, shall be maintained by the homeowners' association.
17. The developer shall disclose to prospective home buyers that corner side yard landscape areas, if applicable, are reserved exclusively for landscaping.
18. Perimeter landscaping of the exterior street perimeter shall 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).
19. ZN-69-03 shall be approved or T-1021 shall be null and void.
20. T-1021 shall comply with all conditions of approval for ZN-69-03.
21. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
22. Unless expressly authorized through a variance, waiver or other approved method, the development shall comply with all applicable codes and ordinances.

The application was presented by Robert Eastman, Planner, on behalf of staff who indicated staff is recommending this item be continued to the 10/22/03 Planning Commission meeting to allow staff time to review a revised tentative map which the applicant submitted prior to tonight's meeting.

Brad Burns, of Centex Homes, 36063 N. Rancho Drive, Suite 102, Las Vegas, Nevada 89130 appeared on behalf of the applicant.

Commissioner Harry Shull MOVED and Commissioner Steve Brown SECONDED to CONTINUE T-1021 to the 10/22/03 Planning Commission meeting per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 10/22/03.

11) ZN-61-03 (11912) SUNFLOWER II (Public Hearing)

An application submitted by Stanpark Construction on behalf of NGA #2, property owner, for reclassification of property from a M-2 General Industrial District to an R-1 Single -Family Residential District. The property is located at the northwest corner of Tropical Parkway and Walnut Road. The Assessor's Parcel Number is 123-30-201-004.

RECOMMENDATION:

The Development Services Department recommends that ZN-61-03 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.

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 Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE ZN-61-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #12 ZN-66-03 and #13 T-1020 are related.

12) ZN-66-03 (12104) ALIANTE PARCEL 12B (Public Hearing)

An application submitted by Perma-Bilt Homes on behalf of American Nevada Company, property owner, for reclassification of property from a MPC Master Planned Community District to an R-1 MPC Single-Family Residential/ Master Planned Community District. The property is located at the southeast corner of Decatur Boulevard and Dorrell Lane. The Assessor's Parcel Number is 124-19-201-002.

RECOMMENDATION

The Development Services Department recommends that ZN-66-03 be forwarded to the City Council with a **recommendation for permanent zoning** to the MPC / R-1, Master Planned Community / 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.

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

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-66-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #12 ZN-66-03 and #13 T-1020 are related.

13) T-1020 (12091) ALIANTE PARCEL 12B

An application submitted by Perma-Bilt on behalf of North Valley Enterprises, LLC, property owner, for approval of a tentative map in an R-1 MPC Single-Family Residential Master Planned Community District consisting of 98 single family dwellings. The property is generally located at the southeast corner of Decatur Boulevard and Dorrell Lane. The Assessor's Parcel Number is 124-19-201-002.

RECOMMENDATION

The Development Services Department recommends that T-1020 be approved subject to the following conditions:

1. Approval of a drainage study is required prior to submittal of the civil improvement plans.
2. 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.
3. City of Las Vegas concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. 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* or as directed by the Director of Public Works.
5. The drainage and utility easement must be revised to a public pedestrian access/drainage/public utility easement that conforms to North Las Vegas Municipal Code 17.24.210.d.4.a. This easement must be privately maintained.
6. Confirm compliance to the master traffic study or provide an update to the master traffic study for review and approval prior to submittal of the civil improvement plans.
7. Clearly show the boundaries of parcel 12B and label those areas that are "not a part."
8. Clearly indicate the dedication of public streets; Decatur Boulevard to be a 60' half street.
9. Clearly indicate which streets are private.
10. Show the location of all privately maintained common elements and landscape easements.
11. All Nevada Power Company poles and easements must be shown. (Existing pole line along "A" Street must be relocated at owners expense).
12. Label all landscape areas and open spaces as "common elements to be privately maintained."
13. That the required "landscape/sidewalk zone" as specified in the North Valley Development Agreement shall be shown on the final map and proof of a maintenance mechanism be demonstrated to the City prior to recordation of the final map.
14. ZN-63-03 shall be approved prior to filing of the final map, or T-1020 shall become null and void.
15. Fire lanes shall be designed, installed and maintained in accordance with Fire Code requirements.
16. 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 Robert Eastman, Planner, on behalf of staff who indicated staff is recommending approval of this item.

Ian Dolan, of G.C. Wallace, Inc., 2580 Anthem Village Drive, Henderson, Nevada 89052 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE T-1020 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

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

14) ZN-67-03 (12086) LONE MOUNTAIN & LOSEE COMMERCIAL (Public Hearing)

An application submitted by Centex Homes dba Real Homes on behalf of Unlimited Holdings, Inc., 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 northwest corner of Losee Road and Lone Mountain Road. The Assessor's Parcel Number is 124-35-803-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-67-03 receive a **favorable recommendation** 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.

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.

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

Commissioner Jay Aston MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-67-03 per staff's recommendations.

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

The item was APPROVED.

15) ZN-68-03 (12096) WASHBURN & LOSEE (Public Hearing)

An application submitted by Centex Homes dba Real Homes on behalf of Unlimited Holdings, Inc., property owner, for reclassification of property from an R-E, Ranch Estates District to a C-P, Professional Office Commercial District. The property is located at the southwest corner of Losee Road and Washburn Road. The Assessor's Parcel Numbers are 124-35-703-003 and 124-35-803-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-68-03 receive a **favorable recommendation** and be forwarded to the City Council for final consideration.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 10/22/03 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 Harry Shull SECONDED to CONTINUE ZN-68-03 to the 10/22/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 10/22/03.

16) UN-55-00 (11981) AIRCENTER NORTH (Public Hearing)

An application submitted by Desert Holdings, LLC, property owner, for an extension of time for a use permit in a M-2 General Industrial District to allow a convenience store with gas pumps and a car wash. The property is generally located at the southeast corner of Cheyenne Avenue and Simmons Street. The Assessor's Parcel Number is 139-17-510-002.

RECOMMENDATION:

The Development Services Department recommends that the Planning Commission **grant a two-year extension of time** for UN-55-00 subject to the following conditions:

1. That all previous conditional of approval for UN-55-00 shall apply.
2. That UN-55-00 shall expire on September 20, 2005.

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

Robert Morton, 4040 N. Tenaya Way, 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.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to APPROVE UN-55-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

17) UN-36-02 (12100) INSIGHT HOLDINGS (MARAVILLA) (Public Hearing)

An application submitted by Amstar Homes on behalf of Maravilla, LLC, property owner, for an extension of time for a use permit in a PUD Planned Unit Development District to allow the “on-sale” of alcoholic beverages in conjunction with a supper club. The property is located north of Ann Road and approximately 300 feet west of Valley Drive. The Assessor’s Parcel Number is 124-30-401-021.

RECOMMENDATION:

The Development Services Department recommends that UN-36-02 be **approved** subject to the following conditions:

1. That UN-36-02 be subject to all previously approved conditions; and
2. That UN-36-02 shall expire on March 4, 2004.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item and stated staff has received one letter of opposition on this item.

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

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE UN-36-02 per staff’s recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

18) UN-22-03 (12009) THE CHEYENNE STREET TAVERN (Public Hearing)

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

RECOMMENDATION:

The Development Services Department recommends that the Planning Commission **grant a six-month extension of time** for UN-22-03, subject to the following conditions:

1. Approval of a traffic study is required prior to submittal of the civil improvement plans; and
2. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
3. Englestad Street shall be designed and built to a 60' right-of-way width. The property owner will be required to dedicate the additional right-of-way prior to approval of the civil improvement plans; and
4. That the applicant shall submit a survey, stamped by a surveyor licensed in the State of Nevada, to the Development Services Department as proof of compliance with the 1,500-foot separation requirement prior to the issuance of a business license or building permit; and
5. The applicant shall comply with all codes and ordinances with the exception that corrugated metal shall be allowed as a building accent and roof.
6. The floor plan shall maintain a 60% restaurant / 40% bar ratio.
7. The expiration date of the use permit shall be 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.

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

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

- ▶ Johnny Clark, 630 Sari Drive, Las Vegas, Nevada (no zip code stated)

Mr. Clark stated he opposes this item as he believes the applicant does not intent to build a bar on this site where Mr. Clark is a current bar owner and operates his business accordingly.

Chairman Leavitt closed the Public Hearing.

Commissioner Harry Shull MOVED and Chairman Dean Leavitt SECONDED to APPROVE UN-22-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

19) UN-73-03 (11993) NORTHERN VISTAS, LLC (Public Hearing)

An application submitted by the North Las Vegas Baptist Church on behalf of Northern Vistas, LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a church. The property is located at 3445 West Craig Road, Bldg 7. The Assessor's Parcel Number is 139-05-316-008.

RECOMMENDATION

The Development Services Department recommends that UN-73-03 be **approved** subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. That subsequent expansion or additions to the use shall be subject to Planning Commission review and approval.
3. The property owner shall sign a revocable encroachment permit for landscaping in the right-of-way along Craig Road.
4. A roadway easement shall be granted for the southerly commercial driveway on Ferrell Street.
5. The property owner shall sign a restrictive covenant for the utilities.
6. The civil improvement plans must show that adequate on site parking is provided.

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

Kevin Apperson, 505 Willowick Avenue, North Las Vegas, Nevada 89031 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 Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE UN-73-03 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Nelson Stone voting against the motion.

The item was APPROVED.

20) UN-74-03 (12002) KEVIN REISCH-GARY W. MILLER (Public Hearing)

An application submitted by Gary W. Miller, Architect on behalf of the Church L D S Residing Bishop, property owner, for a use permit in an R-E Ranch Estates District to allow additional parking for a church. The property is located at the northwest corner of Cambridge Street and Hammer Lane. The Assessor's Parcel Number is 124-34-501-012.

RECOMMENDATION:

The Development Services Department recommends that UN-74-03 be **approved** subject to the following conditions:

1. That UN-74-03 is site specific and non-transferable; and
2. That a merger and resubdivision map is required to combine the parcels; and
3. That the property owner shall grant an easement for the commercial driveways prior to approval of the civil improvement plans; and
4. That the driveway on Cambridge Street is to be constructed in accordance with Clark County Area Uniform Standard Drawing numbers 222A and 225; and
5. That the development comply with the Commercial Design Guidelines; and
6. That UN-74-03 shall expire on September 24, 2005.

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

Kevin Reisch, with Gary W. Miller Architect, 624 S. 9th Street, Las Vegas, Nevada 89101 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE UN-74-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

21) UN-75-03 (12039) MEYERS AUTO PARTS (Public Hearing)

An application submitted by Jose Meyer on behalf of Site Three, LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow an automobile service facility. The property is located approximately 275 feet north of Ann Road and east of Simmons Street. The Assessor's Parcel Number is 124-29-803-001.

RECOMMENDATION:

The Development Services Department recommends that UN-75-03 be **approved** subject to the following conditions:

1. That the special use permit is site specific and non-transferable.
2. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
3. The development shall comply with the Commercial Development Standards and Design Guidelines, including, but not limited to the following:
 - a. Twenty feet of perimeter landscaping adjacent to the parking area along Simmons Street shall be provided and the three (3) foot decorative wall shall be provided above the finished grade at the rear of the setback area.
 - b. The sidewalk along Simmons Street shall be separated from the back of the street curb by a minimum of five (5) feet.
 - c. Six (6) foot wide landscape islands shall be installed at the ends of every parking row.
 - d. Six (6) feet of foundation landscaping shall be provided adjacent to the buildings or within the vicinity of the buildings.
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. 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* or as directed by the Director of Public Works.
7. The property owner shall grant an easement for the commercial driveways prior to approval of the civil improvement plans.
8. The Master Plan of Streets and Highways calls for Simmons Street to be a 100' street. Therefore, an additional 10' of right of way is required for Simmons Street transitioning to 15' at the south end of the parcel.
9. 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.
10. Approval of a traffic study is required prior to submittal of the civil improvement plans.
11. Full access to driveways at 660' spacing is required.
12. Driveways must be constructed in accordance with Clark County Area Uniform Standard Drawings 222A and 225 with minimum widths of 32'.
13. Developer to construct the median on Simmons Street.

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

Jose Meyer, 3552 Boulder Highway, 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. No participants came forward. The Public Hearing was closed.

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE UN-75-03 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Steve Brown voting against the motion.

The item was APPROVED.

22) ZOA-08-03 (11986) DR. TED TRIMMER (Public Hearing)

An ordinance amendment initiated by Dr. Ted Trimmer to amend Title 17 (Zoning Ordinance) Section 20, subsection 100 B. to allow an animal clinic as a principally permitted use in a C-1 Neighborhood Commercial District.

RECOMMENDATION:

The Development Services Department recommends that ZOA-08-03 **receive a favorable recommendation** 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.

Richard Gallegos, 10 Commerce Center Drive, Henderson, Nevada 89119 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Commissioner Harry Shull MOVED and Chairman Dean Leavitt SECONDED to APPROVE ZOA-08-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

23) VAC-21-03 (12092) G.C. WALLACE, INC. (Public Hearing)

An application submitted by G. C. Wallace, Inc. on behalf of North Valley Enterprises, LLC, property owner, to vacate 1,470 feet of easement commencing at Decatur Boulevard and proceeding east approximately 970 feet and then proceeding south 500 feet to Deer Springs Way. The property is located at the northeast corner of Decatur Boulevard and Deer Springs Way. The Assessor's Parcel Number is 124-19-201-002.

RECOMMENDATION:

The Development Services Department recommends that VAC-21-03 **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.

Doug Henkle, of G.C.Wallace, Inc., 1555 S. Rainbow Boulevard, 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 Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE VAC-21-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

24) VN-11-03 (11999) BELTWAY I-15, LLC (Public Hearing)

An application submitted by Beltway I-15, LLC, property owner, for a variance in a C-2 General Commercial District to allow the separation distance between an off-premise sign and residential zoned property to be 70 feet where 300 feet is required. The property is located at the northwest corner of Highway I-15 and Christy Lane. The Assessor's Parcel Number is 123-28-101-005.

RECOMMENDATION:

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

1. That, unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances; and
2. That VN-11-03 is site specific and non-transferable; and
3. That VN-11-03 is only for a billboard and no other uses; and
4. That a minimum seventy-foot (70.00') setback be provided between the proposed billboard and the residential zone boundary to the east. All other separation, distance and setback requirements shall apply, as set forth in the Zoning Ordinance; and
5. That VN-11-03 shall expire on September 24, 2005.

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. The following participant came forward:

Gary Johnson, 4000 S. Eastern Avenue, #220, Las Vegas, Nevada 89119\

Mr. Johnson stated he is the owner of the property directly east of this site and he opposes a billboard this close to his property and such billboard would negatively affect the value of his property.

Chairman Leavitt closed the Public Hearing.

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE VN-11-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #25 T-1018 and #26 T-1019 are related.

25) T-1018 (12087) ALIANTE PARCELS 12A

An application submitted by Pulte Homes of Nevada on behalf of North Valley Enterprises, LLC, property owner, for approval of a tentative map in an R-1 MPC Single-Family Residential Master Planned Community District consisting of 213 single family dwellings. The property is generally located at the northwest corner of Aviary Way and Deer Springs Way. The Assessor's Parcel Number is 124-19-201-002.

RECOMMENDATION

The Development Services Department recommends that T-1018 be **approved** subject to the following conditions:

1. Approval of a drainage study is required prior to submittal of the civil improvement plans.
2. 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* or as directed by the Director of Public Works.
3. Provide conformation that the easterly 20' of the Southern Nevada Water Authority's easement adjacent to Mandible Street between Eagle Ray and Deer Springs has been vacated by Southern Nevada Water Authority.
4. The street prefixes must conform to the City of North Las Vegas Street Address Standards.
5. In accordance with the final map a public utility easement must be granted across lots H and C.
6. Label all landscape areas and open spaces as "common elements to be privately maintained."
7. Comply with all requirements of the master traffic study or an update to the traffic study is required.
8. That the required "landscape/sidewalk zone" as specified in the North Valley Development Agreement shall be shown on the final map and proof of a maintenance mechanism be demonstrated to the City prior to recordation of the final map.
9. The subject site must receive the required R-1 MPC zoning classification prior to filing of the final map, or T-1018 shall become null and void.
10. 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 Robert Eastman, Planner, on behalf of staff who indicated staff is recommending approval of this item.

Kyle Honeycutt, of Pulte Homes, 1635 Village Center Circle, #250, Las Vegas, Nevada 89134 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Harry Shull MOVED and Commissioner Steve Brown SECONDED to APPROVE T-1018 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #25 T-1018 and #26 T-1019 are related.

26) T-1019 (12089) ALIANTE PARCELS 14 & 18

An application submitted by Pulte Homes of Nevada on behalf of North Valley Enterprises, LLC, property owner, for approval of a tentative map in an R-1 MPC Single-Family Residential Master Planned Community District consisting of 164 single family dwellings. The property is generally located at the northeast corner of Aviary Way and Deer Springs Way. The Assessor's Parcel Number is 124-19-501-001.

RECOMMENDATION

The Development Services Department recommends that T-1019 be **approved** subject to the following conditions:

1. Approval of a drainage study is required prior to submittal of the civil improvement plans.
2. 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* or as directed by the Director of Public Works.
3. All requirements of the master traffic study must be complied with.
4. The final map shall be labeled as a merger and resubdivision.
5. A public utility easement shall be granted between lots 15 and 16.
6. In accordance with the final map, a privately maintained pedestrian access easement between lots 145 and 146 must be granted.
7. The plans must indicate that parcel 59 is "not a part."
8. Label all landscape areas and open spaces as "common elements to be privately maintained."
9. That the required "landscape/sidewalk zone" as specified in the North Valley Development Agreement shall be shown on the final map and proof of a maintenance mechanism be demonstrated to the City prior to recordation of the final map.
10. The subject site must receive the required R-1 MPC zoning classification prior to filing of the final map, or T-1019 shall become null and void.
11. Fire lanes shall be designed, installed and maintained in accordance with Fire Code requirements.
12. 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 Robert Eastman, Planner, on behalf of staff who indicated staff is recommending approval of this item.

Kyle Honeycutt, of Pulte Homes, 1635 Village Center Circle, #250, Las Vegas, Nevada 89134 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Steve Brown MOVED and Chairman Dean Leavitt SECONDED to APPROVE T-1019 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

OLD BUSINESS

Items #27 VN-08-03 and #28 UN-51-03 are related.

27) VN-08-03 (11353) TRIPLE SEVEN (Public Hearing)

An application submitted by Triple Seven on behalf of Terry Crawford, property owner, for variances in a M-2 General Industrial District to allow an off-premise sign (billboard) a zero (0) foot front and side setback where 10 feet is required; to allow a 160 foot separation from a residential zone where 300 feet is required; and to allow a 565 foot separation from another off-premise sign where 750 feet is required. The property is located at 2409 East Gowan Road. The Assessor's Parcel Number is 139-11-703-001.

This item was continued from the September 10 meeting at the applicant's request. The applicant has submitted revised plans which changes the location and size of the proposed off-premise sign (billboard). The applicant has created an angled sign with one panel that is 39 feet wide, while the one side is the traditional 48 feet wide.

The applicant's reason for the variances is that a 50-foot in height sign has been located at the site for many years. However, the sign had been abandoned and the sign was required to comply with ordinance requirements. The applicant is attempting to comply with the ordinance, by obtaining a use permit for the sign. Additionally, the applicant is attempting to raise the sign to 70-feet in height to have better visibility. The sign remains at 70-feet in height and needs four variances because of its location, specifically: reduction in front yard setback from 10 feet to 0 feet; reduction in side yard setback from 10 feet to 0 feet; reduction in separation from a residential district from 300 feet to 160 feet; and a reduction in the separation from another off-premises sign (billboard) from 750 feet to 565 feet.

The Development Services Department recommends that VN-08-03 be **denied** as the applicant has not demonstrated an unique circumstance or condition that would warrant the requested variances.

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

1. Unless expressly authorized through a variance, waiver or other approved method the development shall comply with all applicable codes and ordinances.
2. An easement must be granted over the entire triangular area west of the existing building for maintenance access of channel.
3. Applicant shall provide a registered survey proving distances from existing billboards and residential areas in conjunction with submittal of an application for a building permit.

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

Andy Cockell, of Triple Seven, 5 Karsten Creek, Henderson, Nevada 89052 appeared on behalf of the applicant.

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

- ▶ Terry Crawford, 2409 E. Gowan Road, North Las Vegas, Nevada (no zip code stated)

Mr. Crawford stated he supports this application and asked that the Planning Commission approve this item.

Chairman Leavitt closed the Public Hearing.

Commissioner Nelson Stone MOVED and Commissioner Steve Brown SECONDED to DENY VN-08-03 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Jo Cato, Commissioner Jay Aston and Commissioner Harry Shull voting against the motion.

The item was DENIED.

Items #27 VN-08-03 and #28 UN-51-03 are related.

28) UN-51-03 (11352) TRIPLE SEVEN (Public Hearing)

An application submitted by Triple Seven on behalf of Terry Crawford, property owner, for a use permit in a M-2 General Industrial District to allow a 70 foot high off-premise sign (billboard). The property is located at 2409 East Gowan Road. The Assessor's Parcel Number is 139-11-703-001.

This item was continued from the September 10 meeting at the applicant's request. The applicant has submitted revised plans which changes the location and size of the proposed off-premise sign (billboard). The applicant has created an angled sign with one panel that is 39 feet wide, while the one side is the traditional 48 feet wide. The applicant has applied for variances (VN-08-03), to allow the reductions in separations and setbacks. The sign remains at 70-feet in height and needs four variances, specifically, reduction in front yard setback from 10 feet to 0 feet; reduction in side yard setback from 10 feet to 0 feet; reduction in separation from a residential district from 300 feet to 160 feet; and a reduction in the separation from another off-premises sign (billboard) from 750 feet to 565 feet.

The revised site plan and elevations still place a sign in a location that is contrary to the purpose of the sign ordinance. The purpose of the sign ordinance and the separations from other signs and residential districts is to limit the impact on residences and to help reduce the visual clutter caused by an overabundance of signs. The applicant's single additional sign should not have a large impact on visual clutter along the I-15 corridor. However, the granting of the variances and the use permit, may allow a proliferation of signs to begin that would create clutter along the I-15 corridor. The sign ordinance was written to help control and to discourage additional signs, while removing existing non-conforming signs.

The Development Services Department recommends that UN-51-03 be **denied** as the applicant has not demonstrated an unique circumstance or condition that would warrant the requested variances, nor given a compelling reason to grant a 70-foot sign in this location.

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

1. Unless expressly authorized through a variance, waiver or other approved method the development shall comply with all applicable codes and ordinances.
2. An easement must be granted over the entire triangular area west of the existing building for maintenance access of channel.
3. If VN-08-03 is not granted this use permit shall be null and void.
4. Ten feet of landscaping shall be provided along Gowan Road. The landscape plans must be submitted and approved by the Development Services Department prior to approval of the sign permit.
5. Applicant shall provide a registered survey proving distances from existing billboards and residential areas in conjunction with submittal of an application for a building permit.

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

Andy Cockell, of Triple Seven, 5 Karsten Creek, Henderson, Nevada 89052 appeared on behalf of the applicant.

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

- ▶ Terry Crawford, 2409 E. Gowan Road, North Las Vegas, Nevada (no zip code stated)

Mr. Crawford stated he supports this application and asked that the Planning Commission approve this item.

Chairman Leavitt closed the Public Hearing.

Commissioner Nelson Stone MOVED and Commissioner Steve Brown SECONDED to DENY UN-51-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

Items #29 UN-67-03, #30 UN-68-03 and #31 UN-69-03 are related.

29) UN-67-03 (11816) CRAIG COMMERCE PLAZA (Public Hearing)

An application submitted by Ace Engineering on behalf of Craig Commerce, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a convenience store with gas pumps. The property is located at the southwest corner of Craig Road and Commerce Street. The Assessor's Parcel Number is 139-03-311-012.

This item was continued from the September 10th meeting at the applicant's request.

(from the 9/10/03 Planning Commission meeting)

RECOMMENDATION:

The Development Services Department recommends that UN-67-03 be **continued indefinitely** to allow the applicant time to consider reducing the number or amount of uses and to redesign the site to be in compliance with the Commercial Development Standards and Design Guidelines (§17.24.200 NLV Municipal Code.)

If the applicant is unable or unwilling to continue this item indefinitely, then the Development Services Department recommends that this item be **denied** because the proposed site plan design would create significant safety concerns and would be detrimental and/or injurious to people and property in the vicinity.

However, if the Planning Commission determines that a favorable action is warranted at this time, then the following conditions are recommended:

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 plan must be revised to remove all structures (buildings and signs) from the drainage easement; and
4. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
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; and
6. Remove all structural details from Site Plan; and
7. Approval of a traffic study is required prior to submittal of the civil improvement plans; and
8. The entry drive on Commerce to be shared with parcel to the north as a drive cannot be located in a bus turnout; and
9. Provide adequate queuing for a car wash; and
10. Provide adequate turning radius for 18 wheel truck and show tracking for wheel base 50; and
11. A shared access agreement with the parcel to the west is required prior to approval of the civil improvement plans; and
12. That the development of this site be in compliance with the Commercial Development Standards and Design Guidelines, with the exception that the convenience store building is not required to be located at the front setbacks nearest to the intersection; and

13. That a Master Sign Program be reviewed and approved by staff for the entire 20±-acre commercial shopping center prior to the issuance of any building permits; and
14. That exterior roof ladders shall not be permitted. All access to the roofs shall be from the insides of the buildings; and
15. That the design, materials and colors of the gas canopy shall match the convenience store building; and
16. That exterior drain scuppers shall not be permitted.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 10/8/03 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 Marilyn Kirkpatrick MOVED and Commissioner Nelson Stone SECONDED to CONTINUE UN-67-03 to the 10/8/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 10/8/03.

Items #29 UN-67-03, #30 UN-68-03 and #31 UN-69-03 are related.

30) UN-68-03 (11817) CRAIG COMMERCE PLAZA (Public Hearing)

An application submitted by Ace Engineering on behalf of Craig Commerce, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow an automobile wash facility. The property is located at the southwest corner of Craig Road and Commerce Street. The Assessor's Parcel Number is 139-03-311-012.

This item was continued from the September 10th meeting at the applicant's request.

(from the 9/10/03 Planning Commission meeting)

RECOMMENDATION:

The Development Services Department recommends that UN-68-03 be **continued indefinitely** to allow the applicant time to consider reducing the number or amount of uses and to redesign the site to be in compliance with the Commercial Development Standards and Design Guidelines (§17.24.200 NLV Municipal Code.)

If the applicant is unable or unwilling to continue this item indefinitely, then the Development Services Department recommends that this item be **denied** because the proposed site plan design would create significant safety concerns and would be detrimental and/or injurious to people and property in the vicinity.

However, if the Planning Commission determines that a **favorable action is warranted** at this time, then the following conditions are recommended:

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. The plan must be revised to remove all structures (buildings and signs) from the drainage easement; and
4. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
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; and
6. Remove all structural details from the Site Plan; and
7. Approval of a traffic study is required prior to submittal of the civil improvement plans; and
8. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Craig Road and Commerce Street; and
9. The entry drive on Commerce to be shared with parcel to the north as a drive cannot be in bus turnout; and
10. Provide adequate queuing for a car wash; and
11. Provide adequate turning radius for 18 wheel truck and show tracking for wheel base 50; and
12. A shared access agreement with the parcel to the east is required prior to approval of the civil improvement plans; and

13. That the development of this site be in compliance with the Commercial Development Standards and Design Guidelines; and
14. That a Master Sign Program be reviewed and approved by staff for the entire 20±-acre commercial shopping center prior to the issuance of any building permits; and
15. That exterior roof ladders shall not be permitted. All access to the roofs shall be from the insides of the buildings; and
16. That the design, materials and colors of the car wash shall match the convenience store building; and
17. That exterior drain scuppers shall not be permitted.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 10/8/03 Planning Commission meeting.

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

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to CONTINUE UN-68-03 to the 10/8/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 10/8/03.

Items #29 UN-67-03, #30 UN-68-03 and #31 UN-69-03 are related.

31) UN-69-03 (11818) CRAIG COMMERCE PLAZA (Public Hearing)

An application submitted by Ace Engineering on behalf of Craig Commerce, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow an automotive service facility. The property is located at the southwest corner of Craig Road and Commerce Street. The Assessor's Parcel Number is 139-03-311-012.

This item was continued from the September 10th meeting at the applicant's request.

(from the 9/10/03 Planning Commission meeting)

RECOMMENDATION:

The Development Services Department recommends that UN-69-03 be **continued indefinitely** to allow the applicant time to consider reducing the number or amount of uses and to redesign the site to be in compliance with the Commercial Development Standards and Design Guidelines (§17.24.200 NLV Municipal Code.)

If the applicant is unable or unwilling to continue this item indefinitely, then the Development Services Department recommends that this item be **denied** because the proposed site plan design would create significant safety concerns and would be detrimental and/or injurious to people and property in the vicinity.

However, if the Planning Commission determines that a **favorable action is warranted** at this time, then the following conditions are recommended:

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. The plan must be revised to remove all structures (buildings and signs) from the drainage easement; and
4. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
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; and
6. Remove all structural details from the Site Plan; and
7. Approval of a traffic study is required prior to submittal of the civil improvement plans; and
8. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Craig Road and Commerce Street; and
9. The entry drive on Commerce to be shared with parcel to the north as a drive cannot be in bus turnout; and
10. Provide adequate queuing for a car wash; and
11. Provide adequate turning radius for 18 wheel truck and show tracking for wheel base 50; and
12. A shared access agreement with the parcel to the east is required prior to approval of the civil improvement plans; and

13. That the development of this site be in compliance with the Commercial Development Standards and Design Guidelines, with the exception that the auto service facility building is not required to be located at the front setback nearest to Craig Road; and
14. That a Master Sign Program be reviewed and approved by staff for the entire 20±-acre commercial shopping center prior to the issuance of any building permits; and
15. That exterior roof ladders shall not be permitted. All access to the roofs shall be from the insides of the buildings; and
16. That the design, materials and colors of the auto service facility shall match the convenience store building; and
17. That exterior drain scuppers shall not be permitted; and
18. That outside overnight parking of vehicles awaiting repair shall not be permitted. Overnight shall be deemed from 10:00 pm to 6:00 am.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 10/8/03 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 Harry Shull MOVED and Commissioner Jo Cato SECONDED to CONTINUE UN-69-03 to the 10/8/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 10/8/03.

Items #32 VAC-17-03, #33 VAC-18-03 and #34 T-1007 are related.

32) VAC-17-03 (11885) LAUREL CANYON (Public Hearing)

An application submitted by Richmond American Homes on behalf of Silver Bowl Invest., LLC, Etal, property owner, for a vacation of approximately 1,321 feet of Sandy Lane between Hammer Lane and Washburn Road; to vacate the southerly 5 feet of Fisher Avenue commencing approximately 140 feet east of Pecos Road and proceeding west approximately 490 feet; to vacate approximately 596 feet of Fisher Avenue between Queen Street and Sandy Lane ; to vacate approximately 577 feet of Queen Street between Hammer Lane and Fisher Avenue and to vacate approximately 589 feet of Hammer Lane between Queen Street and Sandy Lane. The Assessor's Parcel Number is 123-31-202-001.

The applicant requested a continuance at the September 10, 2003 meeting. The applicant is waiting for City Council action on related items, before proceeding with this request.

RECOMMENDATION

The Development Services Department recommends that this item be **continued** until a traffic study demonstrating the adequacy of the internal street network and supporting the vacation is submitted and accepted by Public Works.

Should the Planning Commission choose to **approve** this application the Department of Public Works recommends the following as conditions of approval:

1. The legal description must be revised to include vacation of radius at southwest corner of Queen Street and Hammer Lane.
2. The vacation must record concurrently with the final map.
3. Approval of a traffic study demonstrating the vacation is required prior to submittal of civil improvement plans.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 10/22/03 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 Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to CONTINUE VAC-17-03 to the 10/22/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 10/22/03.

Items #32 VAC-17-03, #33 VAC-18-03 and #34 T-1007 are related.

33) VAC-18-03 (11887) LAUREL CANYON (Public Hearing)

An application submitted by Richmond American Homes on behalf of Silver Bowl Investment, LLC, et.al., property owner, for a vacation of 20 feet of the southerly right of way of Ann Road commencing at Walnut Road and proceeding east approximately 1,102 feet and the vacation of 50 feet of right of way of Ann Road commencing approximately 1,172 feet east of Walnut Road and proceeding east approximately 327 feet. The Assessor's Parcel Number is 123-31-501-001.

The applicant requested a continuance at the September 10, 2003 meeting. The applicant is waiting for City Council action on related items, before proceeding with this request.

(from the 9/10/03 Planning Commission meeting)

RECOMMENDATION

The Development Services Department recommends that VAC-18-03 be **approved** subject to the following conditions:

1. The Master Plan of Streets and Highways must be amended to include the adjusted right of way and street renaming (formerly Ann Road).
2. The vacation must record concurrently with the final map.
3. The legal description must be revised to exclude the vacation of the area east of the knuckle; the City must retain the area for drainage and utilities.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 10/22/03 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 Harry Shull MOVED and Commissioner Jo Cato SECONDED to CONTINUE VAC-18-03 to the 10/22/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 10/22/03.

Items #32 VAC-17-03, #33 VAC-18-03 and #34 T-1007 are related.

34) T-1007 (11273) LAUREL CANYON

An application submitted by Richmond American Homes on behalf of Revere, LLC, property owner, to approve a tentative map in a PUD Planned Unit Development District consisting of 469 single-family dwellings. The property is generally located at the southwest corner of Hammer Lane and Donovan Way. The Assessor's Parcel Numbers are 123-31-501-001, 123-31-202-001, 123-31-203-001, 123-31-203-002, 123-31-203-003, 123-31-203-004, 123-31-204-001, 123-31-204-002, 123-31-204-004, 123-31-301-006, 123-31-301-011, 123-31-601-001.

The applicant requested a continuance at the August 27, 2003 meeting. The applicant is waiting for City Council action on related items, before proceeding with this request.

(from the 8/27/03 Planning Commission meeting)

RECOMMENDATION:

As the proposed tentative map does not have the underlining land use designation or the required residential zoning, the Development Services Department recommends that T-1007 be **denied**. If the Planning Commission feels that denial is not warranted, then the tentative map should be continued to allow the applicant time to meet with the Public Works Development Services and Fire Departments, as well as the Clark County School District to address their concerns.

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

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. This Tentative Map shall be null and void if AMP-19-03 and ZN-36-03 are not approved by the City Council.
3. All conditions for ZN-36-03 shall also apply, if a conflict occurs, the more restrictive shall apply.
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. 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 the civil plans will be designed in accordance with Standard Specifications Section 401 using the AASHTO model.
8. The drawing must be revised to show the Southern Nevada Water Authority (SNWA) water-line 60' acquisition and additional 60' easement adjacent to drainage channel dedication.
9. The Nevada Power Company power poles and easement must be delineated per document 418073 recorded on March 4, 1964 in book 519 per the preliminary title report.
10. The property owner must file a reversionary parcel map to combine parcels prior to approval of the civil improvement plans.
11. The plans must be revised to label the area south of Washburn Road and adjacent to the Union Pacific Railroad (UPRR) as public or private. Responsibility for maintenance of this area will need to be shown.

12. Label all landscape areas and open spaces as “Common elements to be maintained by the homeowner’s association”.
13. The Master Plan of Streets and Highways (MPSH) must be amended to show Ann Road between Pecos Road and Lamb Boulevard (Ann Road was realigned to Walnut).
14. The rights-of-way of adjacent streets must be dedicated in accordance with the MPSH.
15. Roadway easements must be granted where public and private streets intersect.
16. A portion of Fisher Avenue must be vacated where the street transitions from sixty feet to fifty-one feet.
17. The 50-feet of existing right-of-way along the old Ann Road alignment will need to be vacated, reserving a Public Utility Easement for drainage and SNWA right-of-way.
18. The word “easement” must be removed from the drainage channel adjacent to UPRR. This was dedicated per instrument 98116:01899.
19. Approval of a traffic study with modeling to demonstrate the adequate capacity of internal streets and two entry points is required prior to submittal of the civil improvement plans.
20. Parking on the internal streets is limited to one side. Developer must install “No Parking” signs.
21. There is no implied approval of the water and sanitary sewer facilities as shown. The need for a sanitary sewer lift station and force mains must be sufficiently demonstrated; the City of North Las Vegas does not normally accept maintenance for these facilities.
22. 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.
23. A minimum of two paved means of access from existing streets to this development will be provided.
24. Fire hydrants shall be designed and installed in accordance with Fire Code requirements.
25. That the maximum number of dwelling units permitted within the development be 469.
26. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet.
27. That all conditions mentioned herein be satisfied prior to recording any final map.
28. 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) feet.
29. That the perimeter walls be owned and maintained by the homeowners’ association.
30. That corner side yard landscaping be maintained by the homeowners’ association.
31. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.

32. 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.
33. 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.
34. Fisher Way shall conform to the Curvilinear Street Requirement as described in 16.20.050 of the Municipal Code.
35. Measures to achieve a noise level reduction, outdoor-to-indoor, of 25 decibels must be incorporated into the design and construction.
36. The following Park and Recreation amenities shall be provided:
 1. circuitous lighted paths
 - b. a minimum of 20 24-inch box trees per acre
 3. at least 2 differing age appropriate play structures for children with EPDM resilient fall protection, and accompanying shade ramada
 4. a large open space area for group / organized play
 5. one large group shade area / gazebo (30' diameter), lighted
 6. picnic tables and barbecue grills
 7. benches spaced along park pathways
 8. A minimum of one half-court basketball area
 9. Open Space amenities are to be ADA accessible
36. All conditions of the approved Tentative Map shall be placed as notes on the Final Map.
37. 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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 10/22/03 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 Jo Cato SECONDED to CONTINUE T-1007 to the 10/22/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 10/22/03.

35) UN-61-03 (11730) CENTENNIAL COMMERCIAL CENTER (Public Hearing)

An application submitted by Centennial 5 LLC, property owner, for a use permit in a C-2 General Commercial District to allow the "on sale" of alcoholic beverages in conjunction with a tavern. The property is located at the northeast corner of Centennial Parkway and Goldfield Street. The Assessor's Parcel Number is 124-22-801-013.

This item was continued from the September 10th meeting at the applicant's request. The applicant is working with Public Works on the required drainage easement.

(from the 9/10/03 Planning Commission meeting)

RECOMMENDATION

The Development Services Department recommends that UN-61-03 be **continued indefinitely**, to allow the applicant to redesign the site with the drainage easement.

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

1. Unless expressly authorized through a variance, waiver, or another approved method, this development shall comply with all applicable codes and ordinances; no approval of the presented site plan is implied.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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* or as directed by the Director of Public Works.
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 following right of way dedications are required:
 - a. 50 feet for Centennial Parkway and associated spandrel
 - b. 30 feet for Goldfield Street and associated spandrel
6. The property owner shall grant an easement for the commercial driveways prior to approval of the civil improvement plans.
7. The Nevada Power Company poles and easement must be shown.
8. An underground drainage easement for the Centennial Parkway East channel must be granted in accordance with the attached legal description and exhibit within ninety days of approval and no parking or signage will be permitted within.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans.
10. 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.
11. That the applicant shall submit a survey, stamped by a surveyor licensed in the State of Nevada, to the Development Services Department as proof of compliance with the 1,500-foot separation requirement prior to the issuance of a business license or building permit.
12. Driveways on Centennial Parkway will be limited to right-in/right-out access unless located at a distance of 660 feet from the intersection.
13. That windows be provided throughout the building, except where the kitchen and restrooms are proposed to be located, and the windows shall match the style of the proposed retail center.
14. That the floor area of the bar shall not exceed 50% of the total public restaurant floor area.

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

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

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Chairman Dean Leavitt SECONDED to APPROVE UN-61-03 per staff's recommendations subject to the following changes:

Condition #8 Changed to Read: An underground drainage easement for the Centennial Parkway East channel must be granted in accordance with the attached legal description and exhibit within ninety days of approval and no parking or signage will be permitted within **25 feet of the property line.**

Condition #15 Added to Read: "The property owner agrees that parking spaces and landscaping within the drainage easement and within the property abutting Centennial Parkway shall be damaged or destroyed during the construction of the Centennial Parkway Channel East. With respect to parking spaces rendered unusable due to damage or destruction, the property owner shall provide alternative legal parking spaces. The property owner shall, at the property owner's sole expense, repair, replace, rebuild and restore the damaged or destroyed parking spaces and landscaping within thirty (30) days following acceptance of the Centennial Parkway Channel East by the City of North Las Vegas for maintenance. The property owner shall, within thirty (30) days following request by the City of North Las Vegas, provide a bond or other security acceptable to the City of North Las Vegas for the costs of repairing, replacing, rebuilding and restoring the parking spaces and landscaping pursuant to the North Las Vegas Municipal Code. The property owner shall indemnify, defend and hold harmless the City of North Las Vegas and the Clark County Regional Flood Control District for all damages, claims, losses, liabilities, litigation, costs and expenses of any kind, of the property owner or any occupant or tenant of the property and arising from or as a result of the construction of the Centennial Parkway Channel East."

Condition #16 Added to Read: "The property owner agrees that parking spaces and landscaping within the drainage easement and within the property abutting Centennial Parkway shall be damaged or destroyed during any repair or maintenance of the Centennial Parkway Channel East. With respect to parking spaces rendered unusable due to damage or destruction, the property owner shall provide alternative legal parking spaces. The property owner shall, at the property owner's sole expense, repair, replace, rebuild and restore the damaged or destroyed parking spaces and landscaping within thirty (30) days following completion of repair or maintenance of the Centennial Parkway Channel East by the City of North Las Vegas. The property owner shall, within thirty (30) days following request by the City of North Las Vegas, provide a bond or other security acceptable to the City of North Las Vegas for the costs of repairing, replacing, rebuilding and restoring the parking spaces and landscaping pursuant to the North Las Vegas Municipal Code. The property owner shall indemnify, defend and hold harmless the City of North Las Vegas and the Clark County Regional Flood Control District for all damages, claims, losses, liabilities, litigation, costs and expenses of any kind, of the property owner or any occupant or tenant of the property and arising from or as a result of the repair or maintenance of the Centennial Parkway Channel East."

Condition #17 Added to Read: "Prior to making application for a building permit with the City of North Las Vegas, the property owner shall record in the Official Records of Clark County a covenant running with the land that contains the requirements of Conditions 15 and 16, and is in a form acceptable to the City of North Las Vegas."

Condition #18 Added to Read: “that 25 feet of the landscaping shall be provided from the property line with trees planted within the final three (3) feet on Centennial.”

The motion carried by UNANIMOUS vote.

The item was APPROVED.

PUBLIC FORUM

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

No members of the public came forward.

DIRECTOR'S BUSINESS: None

CHAIRMAN'S BUSINESS: None

ADJOURNMENT: 9:05 PM

A motion to ADJOURN the September 24, 2003 meeting of the Planning Commission of the City of North Las Vegas was made by Chairman Dean Leavitt. Vice-Chairman Marilyn Kirkpatrick SECONDED the motion.

Dean Leavitt, Chairman

ATTEST:

Ted Karant, Recording Secretary