

MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Dean Leavitt, Chairman
Nelson Stone
Jay Aston
Harry Shull

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

Marilyn Kirkpatrick, Vice-Chairman
Jo Cato
Steve Brown

Planning Commission MINUTES are available on the internet at:

www.cityofnorthlasvegas.com

October 22, 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 - ABSENT
Jo Cato-Present
Jay Aston-Present
Steve Brown-Present
Harry Shull-Present

STAFF PRESENT:

Steve Baxter, Acting Director, Development Services
Marc Jordan, Principal Planner
Vicki Adams, Planner
Randy Cagle, Public Works
Clete Kus, Transportation Services
Jimmy Johnson, Assistant Fire Chief
Jim Lewis, Deputy City Attorney
Ted Karant, Recording Secretary

ANNOUNCEMENTS:

Verification of compliance with NRS 241, Open Meeting Law.

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

PLEDGE OF ALLEGIANCE

Commissioner Harry Shull

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

Approval of the MINUTES for the Planning Commission meeting of October 8, 2003.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to CONTINUE the minutes of the October 8, 2003 Planning Commission Meeting as there may exist a need for a correction to the document.

The motion carried by UNANIMOUS vote.

The 10/8/03 MINUTES were CONTINUED to 11/12/03.

CONSENT AGENDA

A) PW-170-03 (12746) LOGISTICENTER, PHASE 1 OFF-SITES

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Bank of America to release the Letter of Credit in the amount of \$1,002,606.00.

B) PW-171-03 (12747) VEGAS VIEW ESTATES II, LOTS 7-12

Accept the off-site improvements for maintenance and advise the Director of Finance to release the cash damage deposit in the amount of \$9,000.00.

C) PW-172-03 (12748) SUNRISE CANYON, UNIT 1

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Beazer Homes Holdings Corporation and accept the Subdivision Bond in the amount of \$965,036.49.

D) PW-173-03 (12749) NVE DORRELL LANE, PHASE 1

Accept the Subdivision Off-Site Improvements Agreement by North Valley Enterprises, LLC and accept the Off-Site Improvement Bond in the amount of \$136,775.41.

E) PW-174-03 (12750) NVE GOLF COURSE RESTROOMS

Accept the Commercial Developments Off-Site Improvements Agreement by North Valley Enterprises, LLC and accept the Off-Site Improvements Bond in the amount of \$62,876.00.

Commissioner Harry Shull MOVED and Commissioner Jo Cato SECONDED to APPROVE Consent Agenda Items A through E.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

1) ZOA-09-03 (12514) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance) Section 17.24.210 (Single-Family Design Guidelines) of the North Las Vegas Municipal Code amending the architectural and landscaping requirements, and providing for other matters properly related thereto.

RECOMMENDATION

The Development Services Department recommends that ZOA-09-03 be **approved**.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/25/03 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 Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUE ZOA-09-03 to the 11/25/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/25/03.

2) ZOA-10-03 (12590) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance) Section 20.040, subsection D to allow an attached guest house as a permitted accessory use; and to amend subsection F to delete provisions required for side loading garages in an R-1, Single-Family Residential District, and providing for other matters properly related thereto.

RECOMMENDATION:

The Development Services Department recommends that ZOA-10-03 be **approved**.

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

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

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE ZOA-10-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #3 AMP-54-03 and #4 ZN-77-03 are related.

3) AMP-54-03 (12340) RANCHO MIRAGE PLAZA (Public Hearing)

An application submitted by RMNLV II, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Community Commercial. The property is located north of Ann Road approximately 244 feet east of Revere Street. The Assessor's Parcel Number is 124-27-401-001.

RECOMMENDATION:

The Development Services Department recommends that AMP-54-03 be **denied** as the proposed plan amendment does not meet the standards established in the Comprehensive Plan.

The application was presented by Vicki Adams, Planner, on behalf of staff who indicated staff is recommending denial of this item as it does not meet the standards established in the Comprehensive Plan.

Kent Clifford, 6142 W. Sahara Avenue, Las Vegas, Nevada 89146 appeared on behalf of the applicant and stated he would like to withdraw this item and its companion item #4 ZN-77-03.

The item was WITHDRAWN.

Items #3 AMP-54-03 and #4 ZN-77-03 are related.

4) ZN-77-03 (12347) RANCHO MIRAGE PLAZA (Public Hearing)

An application submitted by RMNLV II, property owner, for reclassification of property from an R-E Ranch Estates District to a C-2 General Commercial District. The property is located north of Ann Road approximately 244 feet east of Revere Street. The Assessor's Parcel Number is 124-27-401-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-77-03 be **denied** as the subject site does not comply with the guidelines established in the Comprehensive Plan.

The application was presented by Vicki Adams, Planner, on behalf of staff who indicated staff is recommending denial of this item as it does not meet the standards established in the Comprehensive Plan.

Kent Clifford, 6142 W. Sahara Avenue, Las Vegas, Nevada 89146 appeared on behalf of the applicant and stated he would like to withdraw this item and its companion item #3 AMP-54-03.

The item was WITHDRAWN.

Items #5 AMP-55-03, #6 ZN-100-03 and #7 SPR-23-03 are related.

5) AMP-55-03 (12449) LAKE RIDGE APARTMENTS (Public Hearing)

An application submitted by GSL Properties, Inc., on behalf of Centennial Parkway-Commerce, LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Resort Commercial to HDR High Density Residential. The property is located south of Carey Avenue approximately 712 feet west of Allen Lane. The Assessor's Parcel Number is 139-19-501-008.

RECOMMENDATION:

The Development Services Department recommends that AMP-55-03 be **denied** as the proposed change does not comply with the guidelines established in the Comprehensive Plan and the application is inappropriate to the area.

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

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

Randall Walker, with the Clark County Department of Aviation, stated he opposes this application as he does not feel it would be an appropriate development with the hotels and airport right next to this location.

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Steve Brown SECONDED to DENY AMP-55-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

Items #5 AMP-55-03, #6 ZN-100-03 and #7 SPR-23-03 are related.

6) ZN-100-03 (12452) LAKE RIDGE APARTMENTS (Public Hearing)

An application submitted by GSL Properties, Inc., on behalf of Centennial Parkway-Commerce, LLC, property owner, for reclassification of property from a M-2 General Industrial District to an R-4 High Density Residential District. The property is located south of Carey Avenue approximately 712 feet west of Allen Lane. The Assessor's Parcel Number is 139-19-501-008.

RECOMMENDATION:

The Development Services Department recommends that ZN-100-03 be **denied** as the rezoning is not justified by changed or changing conditions since the adoption of the Comprehensive Plan in June 1999.

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

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

Randall Walker, with the Clark County Department of Aviation, stated he opposes this application as he does not feel it would be an appropriate development with the hotels and airport right next to this location.

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Steve Brown SECONDED to DENY ZN-100-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

Items #5 AMP-55-03, #6 ZN-100-03 and #7 SPR-23-03 are related.

7) SPR-23-03 (12455) LAKE RIDGE APARTMENTS

An application submitted by GSL Properties, LLC, on behalf of Centennial Parkway-Commerce, LLC, property owner, for a site plan review in a M-2 General Industrial District (proposed R-4 High Density Residential District) for a 384 unit apartment complex. The property is located south of Carey Avenue approximately 712 feet west of Allen Lane. The Assessor's Parcel Number is 139-19-501-008.

RECOMMENDATION

The Development Services Department recommends that SPR-23-03 be **denied** as staff cannot support the Comprehensive Plan amendment (AMP-55-03) nor the property reclassification (ZN-100-03).

If, however, the Planning Commission should determine that **approval** is warranted, Development Services staff would recommend 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. The development shall substantially conform to the site plan as submitted with this application.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Clark County Regional Flood Control District concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original tentative map layout.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans.
7. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Lake Mead Boulevard and Carey Avenue.
8. The developer shall install the median on Lake Mead Boulevard.
9. The main entrance on Lake Mead Boulevard is limited to right-in/right-out only.
10. Hyla Fiesta Way and Carey Avenue may be limited to right-in/right-out only.
11. Access on Hyla Fiesta Way shall have appropriate throat depth.
12. An application to remove the unnamed street between Carey Avenue and Hyla Fiesta Way from the Master Plan of Streets and Highways is required.
13. A parcel map is required to create the parcel as proposed.
14. Dedication of the right-of-way for Hyla Fiesta Way is required.
15. A revocable encroachment permit for landscaping in the right-of-way will be required prior to approval of the civil improvement plans.
16. The property owner must grant a pedestrian access easement for the portions of the sidewalk outside of the right-of-way prior to approval of the civil improvement plans.
17. That the maximum number of dwelling units permitted within this development be 384.

18. That this development be in compliance with the Multi-Family Development Standards, including, but not limited to, the design and materials of all accessory structures.
19. That the developer provide, at a minimum, the following amenities:
 - a. Swimming pool;
 - b. Wading pool;
 - c. Clubhouse with restroom and changing areas, as well as other amenities such as an exercise room, social areas, etc.; and
 - d. Two playgrounds with two age group equipment. EPDM safety surface over a non-porous surface under all fall zones. Shade shelters at both play sites; and
 - e. A minimum of 20 24-inch box trees per acre; and
 - f. Picnic tables, barbecue grills and trash receptacles; and
 - g. Lighted walking trails with benches spaced along park pathways; and
 - h. All facilities are to be ADA accessible.
20. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development.
21. That the area designated as RV parking is to be used for storage only.
22. Measures to achieve a noise level reduction, outdoor to indoor, of 25 decibels must be incorporated into the design and construction.

Vicki Adams, Planner, stated as staff cannot support the Amendment to the Comprehensive Plan and the rezoning staff is also recommending denial of this application.

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Steve Brown SECONDED to DENY SPR-23-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

Items #8 AMP-56-03 and #9 ZN-101-03 are related.

8) AMP-56-03 (12456) LAMB & TROPICAL (Public Hearing)

An application submitted by Unlimited Holdings, on behalf of the Lorene M. Jimmerson Revocable Trust, and James J. Jimmerson, Trustee, property owners, for an amendment to the Comprehensive Plan, land use element, to change the current designations of Industrial and Business, Research or Development Park to Regional Commercial. The property is located at the southeast corner of Lamb Boulevard and Azure Avenue. The Assessor's Parcel Numbers are 123-29-201-001 and 123-29-301-001.

RECOMMENDATIONS:

The Development Services Department recommends that AMP-56-03 be **denied** as the proposed plan amendment does not meet the standards established in the Comprehensive Plan.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending denial of this item as well as its companion item #9 ZN-101-03.

George Garcia, of G.C. Garcia, 2501 N. Green Valley Parkway, Suite 108, Henderson, Nevada 89014 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-56-03 per staff's recommendations.

The MOTION TO APPROVE FAILED due to a lack of a Super Majority as Vice-Chairman Marilyn Kirkpatrick and Commissioner Jo Cato voted against the motion.

2ND MOTION:

Vice-Chairman Marilyn Kirkpatrick MOVED and Chairman Dean Leavitt SECONDED to DENY AMP-56-03 per staff's recommendations.

The **MOTION TO DENY did not carry** with Commissioner Harry Shull, Commissioner Jay Aston and Commissioner Steve Brown voting against the motion. Chairman Dean Leavitt, Vice-Chairman Marilyn Kirkpatrick and Commissioner Jo Cato voted in favor of the motion to DENY, and Commissioner Nelson Stone was absent from this Planning Commission meeting, resulting in 3 votes in favor and 3 votes against the motion to DENY.

The item is forwarded to City Council with NO RECOMMENDATION.

Items #8 AMP-56-03 and #9 ZN-101-03 are related.

9) ZN-101-03 (12457) LAMB & TROPICAL (Public Hearing)

An application submitted by Unlimited Holdings, on behalf of the Lorene M. Jimmerson Revocable Trust, and James J. Jimmerson, Trustee, property owners, for reclassification of property from a M-2 General Industrial District to a C-2 General Commercial District. The property is located at the southeast corner of Lamb Boulevard and Azure Avenue. The Assessor's Parcel Numbers are 123-29-201-001 and 123-29-301-001.

RECOMMENDATIONS:

The Development Services Department recommends that ZN-101-03 be **denied** as the subject site does not comply with the guidelines established in the Comprehensive Plan.

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

George Garcia, of G.C. Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014 appeared on behalf of the applicant.

Jim Lewis, Deputy City Attorney, stated since the related amendment to the Comprehensive Plan was not approved, this rezoning application cannot be approved.

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 DENY ZN-101-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

Items #10 AMP-57-03 and #11 ZN-102-03 are related.

10) AMP-57-03 (12458) CRAIG & LOSEE (Public Hearing)

An application submitted by Unlimited Holdings on behalf of Wesley D. Adams, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Industrial to Regional Commercial. The property is located at the northeast corner of Losee Road and Craig Road. The Assessor's Parcel Numbers are 139-01-101-014, 139-01-201-003, 139-01-201-027, 139-01-201-028, 139-01-201-029, 139-01-201-031, 139-01-201-032, 139-01-201-033 and 139-01-201-034.

RECOMMENDATION:

The Development Services Department recommends that AMP-57-03 be **denied** as there is no compelling reason to amend the Comprehensive Plan.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/12/03 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 AMP-57-03 to the 11/12/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/12/03.

Items #10 AMP-57-03 and #11 ZN-102-03 are related.

11) ZN-102-03 (12459) CRAIG & LOSEE (Public Hearing)

An application submitted by Unlimited Holdings on behalf of Wesley D. Adams, property owner, for reclassification of property from a M-2 General Industrial District to a C-2 General Commercial District. The property is located at the northeast corner of Losee Road and Craig Road. The Assessor's Parcel Numbers are 139-01-101-014, 139-01-201-003, 139-01-201-027, 139-01-201-028, 139-01-201-029, 139-01-201-031, 139-01-201-032, 139-01-201-033 and 139-01-201-034.

RECOMMENDATION:

The Development Services Department recommends that ZN-102-03 be **denied** as the rezoning is not justified by changing conditions since the adoption of the Comprehensive Plan in June of 1999.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/12/03 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 ZN-102-03 to the 11/12/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/12/03.

Items #12 AMP-59-03 and #13 ZN-73-03 are related.

12) AMP-59-03 (12580) GLENBROOK PLAZA (Public Hearing)

An application submitted by Unlimited Holdings on behalf of the Mindy Slavis Family Trust, Mindy G. Slavis, Trustee, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Neighborhood Commercial. The property is located at the northwest corner of McCarran Street and Centennial Parkway. The Assessor's Parcel Numbers are 124-24-401-004 and 124-24-401-003.

RECOMMENDATION:

The Development Services Department recommends that AMP-59-03 receive a **favorable recommendation** and be forwarded to the City Council for final consideration.

The application was presented by Vicki Adams, Planner, on behalf of staff who indicated staff has reached an agreement with the applicant and is recommending approval of this item.

George Garcia, of G.C.Garcia, 1711 Whitney Mesa Drive, Suite 110, 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 AMP-59-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

13) ZN-73-03 (12243) GLENBROOK PLAZA (Public Hearing)

An application submitted by Unlimited Holdings on behalf of the Mindy Slavis Family Trust, Mindy G. Slavis, Trustee, 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 McCarran Street and Centennial Parkway. The Assessor's Parcel Numbers are 124-24-401-004 and 124-24-401-003.

RECOMMENDATION:

The Development Services Department recommends that ZN-73-03 receive a **favorable recommendation** and be forwarded to the City Council for final consideration.

The application was presented by Vicki Adams, Planner, on behalf of staff who indicated staff has reached an agreement with the applicant and is recommending approval of this item.

George Garcia, of G.C.Garcia, 1711 Whitney Mesa Drive, Suite 110, 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 ZN-73-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

14) SPR-25-03 (12490) GLENBROOK TERRACE

An application submitted by Unlimited Holdings on behalf of Sunrise Oaks 50, The Humphrey 1999 Trust and the Mindy Slavis Family Trust, Mindy Slavis Trustee, property owners, for a site plan review in an R-3 Multifamily Residential District for a 272 unit apartment complex. The property is located at the southwest corner of McCarran Street and Rome Boulevard. The Assessor's Parcel Numbers are 124-24-401-003 and 124-24-401-004.

RECOMMENDATION

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

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. The development shall substantially conform to the site plan as submitted with this application.
3. Approval of a drainage study is required prior to submittal 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. Approval of a traffic study with queuing analysis is required prior to submittal of the civil improvement plans.
6. The following right-of-way dedications with associated spandrels are required:
 - a. 30 feet for Rome Boulevard
 - b. 30 feet for McCarran Street
 - c. 50 feet for Centennial Parkway
7. The building numbers must be changed to adhere to the City of North Las Vegas' address standards.
8. A merger and re-subdivision parcel map must be filed to create the parcel as proposed.
9. The property owner shall grant an easement for the commercial driveways prior to approval of the civil improvement plans.
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 of the final map.
11. That the maximum number of dwelling units permitted within this development be 272.
12. That this development be in compliance with the Multi-Family Development Standards.
13. That the developer provide, at a minimum, the following amenities:
 - a. Swimming pool;
 - b. Wading pool;
 - c. Clubhouse with restroom and changing areas, as well as other amenities such as an exercise room, social areas, etc.; and
 - d. Two playgrounds with two age group equipment. EPDM safety surface over a non-porous surface under all fall zones. Shade shelters at both play sites; and
 - e. A minimum of 20 24-inch box trees per acre; and
 - f. Picnic tables, barbecue grills and trash receptacles; and
 - g. Lighted walking trails with benches spaced along park pathways; and
 - h. All facilities are to be ADA accessible.
14. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development.

The application was presented by Vicki Adams, Planner, on behalf of staff who indicated staff is recommending approval of this item with the deletion of Condition #10.

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.

George Garcia, of G.C.Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Steve Brown SECONDED to APPROVE SPR-25-03 per staff's recommendations subject to the following changes:

Condition #10 Deleted.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

15) ZN-78-03 (12341) ALIANTE PARCEL 17 (Public Hearing)

An application submitted by Astoria Homes on behalf of North Valley Enterprise, LLC, 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 Aviary Way and Elkhorn Road. The Assessor's Parcel Number is 124-19-510-001.

RECOMMENDATION

The Development Services Department recommends that ZN-78, 79, 80, 81, 82, 83, 84, 86, 87, 88, 89, 90, 91, 92, & 95-03 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 Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

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

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

Commissioner Jay Aston MOVED and Commissioner Steve Brown SECONDED to APPROVE ZN-78-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

16) ZN-79-03 (12342) ALIANTE PARCEL 20 (Public Hearing)

An application submitted by Astoria Homes on behalf of North Valley Enterprise, LLC, 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 south of Elkhorn Road and approximately 1,014 feet southwest of Aliante Way. The Assessor's Parcel Number is 124-20-110-001.

RECOMMENDATION

The Development Services Department recommends that ZN-78, 79, 80, 81, 82, 83, 84, 86, 87, 88, 89, 90, 91, 92, & 95-03 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 Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

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

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

Commissioner Steve Brown MOVED and Commissioner Jay Aston SECONDED to APPROVE ZN-79-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

17) ZN-80-03 (12343) ALIANTE PARCEL 69 (Public Hearing)

An application submitted by Pulte Homes of Nevada on behalf of North Valley Enterprise, LLC, 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 Deer Springs Way. The Assessor's Parcel Number is 124-19-310-001.

RECOMMENDATION

The Development Services Department recommends that ZN-78, 79, 80, 81, 82, 83, 84, 86, 87, 88, 89, 90, 91, 92, & 95-03 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.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and requested this application be withdrawn.

The item was WITHDRAWN.

Items #15 through 36 are related.

18) ZN-81-03 (12344) ALIANTE PARCEL 12A (Public Hearing)

An application submitted by Pulte Homes of Nevada on behalf of North Valley Enterprise, LLC, 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 northwest corner of Deer Springs Way and Aviary Parkway. The Assessor's Parcel Number is 124-19-210-003.

RECOMMENDATION

The Development Services Department recommends that ZN-78, 79, 80, 81, 82, 83, 84, 86, 87, 88, 89, 90, 91, 92, & 95-03 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 Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

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

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-81-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

19) ZN-82-03 (12345) ALIANTE PARCELS 14 & 18 (Public Hearing)

An application submitted by Pulte Homes of Nevada on behalf of North Valley Enterprise, LLC, 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 Dorrell Lane and Aviary Parkway. The Assessor's Parcel Numbers are 124-19-610-001 and 124-19-610-002.

RECOMMENDATION

The Development Services Department recommends that ZN-78, 79, 80, 81, 82, 83, 84, 86, 87, 88, 89, 90, 91, 92, & 95-03 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 Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

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

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

Commissioner Steve Brown MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-82-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

20) ZN-83-03 (12346) ALIANTE PARCEL 15 (Public Hearing)

An application submitted by Pulte Homes of Nevada on behalf of North Valley Enterprise, LLC, 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 Deer Springs Way and Valley Drive. The Assessor's Parcel Number is 124-19-712-001.

RECOMMENDATION

The Development Services Department recommends that ZN-78, 79, 80, 81, 82, 83, 84, 86, 87, 88, 89, 90, 91, 92, & 95-03 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 Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

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

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

Commissioner Steve Brown MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-83-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

21) ZN-84-03 (12363) ALIANTE PARCELS 13 & 69A (Public Hearing)

An application submitted by D. R. Horton on behalf of North Valley Enterprise, LLC, 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 southwest corner of Aviary Way and Deer Springs Way. The Assessor's Parcel Numbers are 124-19-310-002 and 124-19-310-003.

RECOMMENDATION

The Development Services Department recommends that ZN-78, 79, 80, 81, 82, 83, 84, 86, 87, 88, 89, 90, 91, 92, & 95-03 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 Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

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

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

Commissioner Jo Cato MOVED and Commissioner Steve Brown SECONDED to APPROVE ZN-84-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

22) ZN-86-03 (12402) ALIANTE PARCEL 30 (Public Hearing)

An application submitted by North Valley Enterprise, LLC, 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 northwest corner of Deer Springs Way and Clayton Street. The Assessor's Parcel Numbers are 124-20-510-001 and 124-20-611-001.

RECOMMENDATION

The Development Services Department recommends that ZN-78, 79, 80, 81, 82, 83, 84, 86, 87, 88, 89, 90, 91, 92, & 95-03 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 Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

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

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

Commissioner Steve Brown MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-86-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

23) ZN-87-03 (12403) ALIANTE PARCEL 31A (Public Hearing)

An application submitted by North Valley Enterprise, LLC, 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 south of the Clark County Highway 215 and approximately 823 feet east of Aliante Parkway. The Assessor's Parcel Numbers are 124-20-510-002 and 124-20-510-003.

RECOMMENDATION

The Development Services Department recommends that ZN-78, 79, 80, 81, 82, 83, 84, 86, 87, 88, 89, 90, 91, 92, & 95-03 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 Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

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

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

Commissioner Steve Brown MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-87-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

24) ZN-88-03 (12404) ALIANTE PARCEL 31B (Public Hearing)

An application submitted by North Valley Enterprise, LLC, 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 approximately 1,270 feet west of Clayton Street and south of the Clark County Highway 215. The Assessor's Parcel Numbers are 124-21-110-001 and 124-17-810-001.

RECOMMENDATION

The Development Services Department recommends that ZN-78, 79, 80, 81, 82, 83, 84, 86, 87, 88, 89, 90, 91, 92, & 95-03 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 Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

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

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

Commissioner Steve Brown MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-88-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

25) ZN-89-03 (12412) ALIANTE PARCEL 19 (Public Hearing)

An application submitted by North Valley Enterprise, LLC, 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 approximately 2,022 feet southwest of Aliante Parkway and south of Elkhorn Road. The Assessor's Parcel Number is 124-19-510-002.

RECOMMENDATION

The Development Services Department recommends that ZN-78, 79, 80, 81, 82, 83, 84, 86, 87, 88, 89, 90, 91, 92, & 95-03 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 Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

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

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

Commissioner Steve Brown MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-89-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

26) ZN-90-03 (12405) ALIANTE PARCEL 32A (Public Hearing)

An application submitted by North Valley Enterprise, LLC, 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 approximately 691 feet north of Deer Springs Way and east of Clayton Street. The Assessor's Parcel Number is 124-21-210-001.

RECOMMENDATION

The Development Services Department recommends that ZN-78, 79, 80, 81, 82, 83, 84, 86, 87, 88, 89, 90, 91, 92, & 95-03 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 Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

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

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

Commissioner Steve Brown MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-90-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

27) ZN-91-03 (12406) ALIANTE PARCEL 32B (Public Hearing)

An application submitted by North Valley Enterprise, LLC, 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 approximately 754 feet south of the Clark County Highway 215 and east of Clayton Street. The Assessor's Parcel Number is 124-21-110-003.

RECOMMENDATION

The Development Services Department recommends that ZN-78, 79, 80, 81, 82, 83, 84, 86, 87, 88, 89, 90, 91, 92, & 95-03 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 Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

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

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

Commissioner Steve Brown MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-91-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

28) ZN-92-03 (12407) ALIANTE PARCEL 32C (Public Hearing)

An application submitted by North Valley Enterprise, LLC, 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 approximately 388 feet south of the Clark County Highway 215 and east of Clayton Street. The Assessor's Parcel Number is 124-21-110-004.

RECOMMENDATION

The Development Services Department recommends that ZN-78, 79, 80, 81, 82, 83, 84, 86, 87, 88, 89, 90, 91, 92, & 95-03 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 Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

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

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

Commissioner Steve Brown MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-92-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

29) ZN-95-03 (12410) ALIANTE PARCEL 31C (Public Hearing)

An application submitted by North Valley Enterprise, LLC, 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 southwest corner of the Clark County Highway 215 and Clayton Street. The Assessor's Parcel Number is 124-16-410-001.

RECOMMENDATION

The Development Services Department recommends that ZN-78, 79, 80, 81, 82, 83, 84, 86, 87, 88, 89, 90, 91, 92, & 95-03 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 Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

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

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

Commissioner Steve Brown MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-95-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

30) ZN-96-03 (12431) ALIANTE PARCEL 7B (Public Hearing)

An application submitted by North Valley Enterprise, LLC, 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 southwest corner of Grand Teton Drive and Clayton Street. The Assessor's Parcel Number is 124-17-512-001.

RECOMMENDATION

The Development Services Department recommends that ZN-96-03 and ZN-97-03 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 Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

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

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

Commissioner Jo Cato MOVED and Commissioner Steve Brown SECONDED to APPROVE ZN-96-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

31) ZN-97-03 (12432) ALIANTE PARCEL 8, PHASE 1 (Public Hearing)

An application submitted by North Valley Enterprise, LLC, 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 approximately 918 feet south of Grand Teton Drive and approximately 580 feet west of Clayton Street. The Assessor's Parcel Number is 124-17-512-003.

RECOMMENDATION

The Development Services Department recommends that ZN-96-03 and ZN-97-03 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 Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

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

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

Commissioner Steve Brown MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-97-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

32) T-1032 (12454) ALIANTE PARCEL 17

An application submitted by Astoria Homes on behalf of North Valley Enterprise, LLC, property owner, for approval of a tentative map in a MPC Master Planned Community District (proposed R-1 MPC Single-Family Residential/ Master Planned Community District) consisting of 170 single-family dwellings. The property is located at the southeast corner of Aviary Way and Elkhorn Road. The Assessor's Parcel Number is 124-19-510-001.

RECOMMENDATION

The Development Services Department recommends that T-1032 be **approved** subject to the following conditions:

1. Approval of a drainage study which is in conformance with the overall conceptual drainage study is required prior to submittal of the civil improvement plans.
2. The side lot drainage and utility easement shall conform to North Las Vegas Municipal Code 17.24.210.D.4.a.
3. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
4. Roadway easements must be granted where private and public streets intersect.
5. A public utility easement must be granted in accordance with the final map for common element 10 between lots 23 and 24.
6. ZN-78-03 shall be approved prior to filing of the final map, or T-1032 shall become null and void.
7. That common lots 9, 10, and 11 shall be landscaped to match the approved trail design and provide the concrete path to comply with the Aliante Family Village Design Standards for trail connections.
8. Five copies of a revised tentative map incorporating the conditions of approval shall be submitted for review of the Public Works Department and the Planning Division prior to submittal of the final map.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated 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.

Commissioner Jo Cato MOVED and Commissioner Steve Brown SECONDED to APPROVE T-1032 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

33) T-1031 (12453) ALIANTE PARCEL 15

An application submitted by Pulte Homes of Nevada on behalf of North Valley Enterprise, LLC, property owner, for approval of a tentative map in a MPC Master Planned Community District (proposed R-1 MPC Single-Family Residential/ Master Planned Community District) consisting of 126 single-family dwellings. The property is located at the southeast corner of Deer Springs Way and Valley Drive. The Assessor's Parcel Number is 124-19-712-001.

RECOMMENDATION

The Development Services Department recommends that T-1031 be **approved** subject to the following conditions:

1. Approval of a drainage study which is in conformance with the overall conceptual drainage study is required prior to submittal of the civil improvement plans.
2. The City of North Las Vegas modified stub street design is limited to a maximum length of 100 feet and a maximum lot frontage of 4.
3. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
4. Proof of the SNWA easement vacation and granting of the easement for the new location must be provided prior to recording the final map.
5. Label "Lot A" and "Lot B" as side lot drainage and utility easements that conform to North Las Vegas Municipal Code 17.24.210.D.4.a and clarify the location of "Lot A".
6. Label all common elements "to be privately maintained".
7. A public utility easement must be acquired for the utilities within parcel 58.
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. ZN-83-03 shall be approved prior to filing of the final map, or T-1031 shall become null and void.
10. Lot 'B' shall be labeled as a pedestrian access easement and shall conform to the Aliante design guidelines as a linear park connection.
11. A minimum of two means of fire access shall be provided to each group of 25 or more residential units.
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 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.

Commissioner Steve Brown MOVED and Chairman Dean Leavitt SECONDED to APPROVE T-1031 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

34) T-1026 (12362) ALIANTE PARCEL 13 & 69A

An application submitted by D. R. Horton on behalf of North Valley Enterprise, LLC, property owner, for approval of a tentative map in a MPC Master Planned Community District (proposed R-1 MPC Single-Family Residential/ Master Planned Community District) consisting of 155 single-family dwellings. The property is located at the southwest corner of Aviary Way and Decatur Boulevard. The Assessor's Parcel Numbers are 124-19-310-002 and 124-19-310-003.

RECOMMENDATION

The Development Services Department recommends that T-1026 be **approved** subject to the following conditions:

1. Approval of a drainage study which is in conformance with the overall conceptual drainage study is required prior to submittal of the civil improvement plans.
2. The side lot drainage and utility easement shall conform to North Las Vegas Municipal Code 17.24.210.D.4.a.
3. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
4. A roadway right of way from the BLM is required for half streets "I" and "J".
5. An emergency access easement is required over lot F.
6. Label all lettered lots as common elements to be maintained by the homeowners association.
7. 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.
8. ZN-84-03 shall be approved prior to filing of the final map, or T-1026 shall become null and void.
9. Fire lanes shall be designed, installed and maintained in accordance with Fire Code requirements.
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 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.

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE T-1026 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

35) T-1028 (12434) ALIANTE PARCEL 7B

An application submitted by North Valley Enterprise, LLC, property owner, for approval of a tentative map in a MPC Master Planned Community District (proposed R-1 MPC Single-Family Residential/ Master Planned Community District) consisting of 100 single-family dwellings. The property is located at the southwest corner of Grand Teton Drive and Clayton Street. The Assessor's Parcel Number is 124-17-512-001.

RECOMMENDATION

The Development Services Department recommends that T-1028 be **approved** subject to the following conditions:

1. Approval of a drainage study which is in conformance with the overall conceptual drainage study is required prior to submittal of the civil improvement plans.
2. Clark County Regional Flood Control District concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
3. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
4. All streets must be labeled either public or private.
5. Clarify the use of Lots A and B; label all common elements.
6. Street names and suffixes must adhere to the City of North Las Vegas address standards.
7. ZN-96-03 shall be approved prior to filing of the final map, or T-1028 shall become null and void.
8. Five copies of a revised tentative map incorporating the conditions of approval shall be submitted for review of the Public Works Department and the Planning Division prior to submittal of the final map.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated 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.

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE T-1028 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #15 through 36 are related.

36) T-1029 (12433) ALIANTE PARCEL 8, PHASE 1

An application submitted by North Valley Enterprise, LLC, property owner, for approval of a tentative map in a MPC Master Planned Community District (proposed R-1 MPC Single-Family Residential/ Master Planned Community District) consisting of 138 single-family dwellings. The property is located approximately 918 feet south of Grand Teton Drive and approximately 580 feet west of Clayton Street. The Assessor's Parcel Number is 124-17-512-003.

RECOMMENDATION

The Development Services Department recommends that T-1026 be **approved** subject to the following conditions:

1. Approval of a drainage study which is in conformance with the overall conceptual drainage study is required prior to submittal of the civil improvement plans.
2. The side lot drainage and utility easement shall conform to North Las Vegas Municipal Code 17.24.210.D.4.a.
3. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
4. All streets must be labeled as either private or public.
5. The entire site must be shown.
6. ZN-97-03 shall be approved prior to filing of the final map, or T-1029 shall become null and void.
7. Five copies of a revised tentative map incorporating the conditions of approval shall be submitted for review of the Public Works Department and the Planning Division prior to submittal of the final map.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated 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.

Commissioner Steve Brown MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE T-1029 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #37 VAC-23-03, #38 ZN-99-03 and #39 T-1030 are related.

37) VAC-23-03 (12439) ANN/LOSEE (Public Hearing)

An application submitted by Richmond American Homes on behalf of Losee Ann 2002, LLC, property owner, to vacate approximately 1,252 feet of Hammer Lane between Lawrence Street and Losee Road. The Assessor's Parcel Numbers are 124-35-501-003 and 124-26-802-001.

RECOMMENDATION:

The Development Services Department recommends that VAC-23-03 be **continued indefinitely** to allow the applicant sufficient time to submit a request to withdraw VAC-23-03 based on the recommendation submitted by the Department of Public Works.

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

The item was WITHDRAWN.

38) ZN-99-03 (12441) ANN/LOSEE (Public Hearing)

An application submitted by Richmond American Homes on behalf of Losee Ann 2002, LLC, property owner, for reclassification of property from a PUD Planned Unit Development District to a PUD Planned Unit Development District consisting of 353 single-family detached dwellings and approximately seven (7) acres of commercial. The property is located at the southwest corner of Losee Road and El Campo Grande Avenue. The Assessor's Parcel Numbers are 124-35-501-003 and 124-26-802-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-99-03 be **continued indefinitely** to allow the applicant sufficient time to submit a preliminary development plan that address all issues of concern listed within the analysis section.

If however, the Planning Commission determines that **approval** is warranted at this time, the Development Services Department recommends that ZN-99-03 be subject to the following conditions:

1. That the development shall comply with the Single-Family Development Design Standards, including, but not limited to sidewalks along 100-foot rights-of-way to be separated from the back of curb by a minimum of five (5) feet.
2. That the minimum lot size shall be 4,500 square feet.
3. That the following 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); and
4. Dedication of 14 feet of right-of-way along the eastside of the drainage channel shall be provided for the Southern Nevada Regional Trail System.
5. Trail access easements shall be provided from the north end, south end, Ann Road and from the interior of the subdivision to the trail.
6. That at least 25% of the required open space be installed prior to the issuance of a building permit for the 88th residential dwelling unit; and that 50% be installed prior to the issuance of a building permit for the 176th residential dwelling unit; and that 100% be installed prior to the issuance of a building permit for the 264th residential dwelling.
7. The all interior and perimeter street scape areas that are used to help satisfy the open space provisions shall be in compliance with the PUD requirements, including but not limited to the minimum landscaping width requirements, meandering sidewalks and providing the required landscaping materials.
8. A final development plan shall be required for Planning Commission review and approval. The final development plan shall provide details of the open space/park areas showing landscaping and amenities. Prior to submittal of the final development plan, the applicant must schedule a meeting with the Parks and Recreation Director or designee to determine what amenities will be required of the private park areas.
9. That perimeter landscaping of the exterior street perimeter be designated as "Common Elements" and that interior perimeter landscaping commonly described as corner side yard landscaping be addressed as allowed for in the North Las Vegas Municipal Code Section 17.24.210(E).

10. That the perimeter walls be owned and maintained by the homeowners' association.
11. That corner side yard landscaping shall be maintained by the homeowner of the lot and that provisions and enforcement of such shall be provided within the CC&R's.
12. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
13. The prospective homeowners shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm.
14. That plastic, vinyl and similar materials shall not be permitted as part, or in whole for the construction of any perimeter wall, return wall or common area wall within this development. Furthermore, should vinyl fencing be used on common property lines, such fencing shall comply with the following:
 - a. That the proposed fence shall be engineered to resist the long-term effects of solar radiation, wind and dryness inherent to the Las Vegas Valley.
 - b. That the proposed fence shall be engineered, designed and installed to meet manufacturer's specifications and building code requirements.
 - c. All vinyl fencing shall be compatible for pool installations.
 - d. The posts and/or all connections shall not be attached to the homes.
15. That the commercial uses within the proposed 5.9± acre neighborhood commercial center shall only be those allowed in the C-1, Neighborhood Commercial District as principally permitted uses, or as special uses subject to Title 17 § 24.020.
16. That all commercial development shall conform to the C-1, Neighborhood Commercial District requirements, including, but not limited to setbacks and building heights.
17. That all commercial development shall be in compliance with the Commercial Design Standards.
18. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
19. 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.
20. If the applicant chooses to construct 41' wide private streets, it should be noted that parking is limited to one side and the developer must install "no parking" signs and provide red painted curb.
21. The feasibility of the sewer line crossing of the Upper Las Vegas Wash at the southern end of the tentative map will be considered upon drainage study submittal.
22. Label all adjacent public right-of-way and include street names.
23. Approval of a drainage study is required prior to submittal of the civil improvement plans.
24. Clark County Regional Flood Control District concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
25. 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*.
26. Show the limits of the existing FEMA SFHA Zone A on the tentative map and civil improvement plans.

27. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
28. The side lot drainage and utility easement shall conform to North Las Vegas Municipal Code 17.24.210.D.4.a.
29. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Subsequent identification of additional hazards may be substantially alter the original tentative map layout.
30. The site surrounds the proposed Upper Las Vegas Wash Channel Regional Facility; additional right of way may be required.
31. Approval of a traffic study is required prior to submittal of the civil improvement plans.
32. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Losee Road and Ann Road/Tropical Parkway connector.
33. The following right of way dedications are required:
 - a. flared intersection at Ann(Tropical)/Losee Road
 - b. bus turn-out on the south leg of the Ann (Tropical)/ Losee intersection
34. North Las Vegas Municipal code 16.20.050 (G) states "Whenever a subdivision abuts upon an undedicated and/or unimproved street, the subdivider shall provide as part of the subdivision, the necessary improvements and/or dedication for the portion of the street contained within the subdivision boundaries". Therefore 30' of right of way must be dedicated for Lawrence Street.
35. Parcel map 893 must be recorded in process prior to recordation of the final map.
36. All Nevada Power Company transmission line poles and easements must be shown and must be completely located within the landscape area.
37. The water line easement granted by order of instrument 971015:755 must be vacated.
38. Label all common elements "to be maintained by the homeowners association".
39. The area around cul-de-sac at the end of Vintage Pine Street must be labeled.
40. Label area to the east of lot 232.
41. Label private or public on easement between lots 33 and 34.
42. Label areas on both sides of lot 256.
43. Label all perimeter streets.
44. Label the Upper Las Vegas Wash Channel.
45. Show areas affected by the Kern River Gas lines also referred to in document labeled "Agreement" between City of North Las Vegas and Bountiful Nevada Transportation Corp.
46. Label park as a CE to be privately maintained.
47. Street suffixes must adhere to the City of North Las Vegas address standards.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending this item be continued indefinitely to the applicant time to address concerns staff has with this application.

Bill Curran, of Curran & Parry, 300 S. 4th Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant and requested if this item needs to be continued he would like to see it continued for two (2) weeks to the 11/12/03 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 ZN-99-03 to the 11/12/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/12/03.

Items #37 VAC-23-03, #38 ZN-99-03 and #39 T-1030 are related.

39) T-1030 (12444) ANN/LOSEE

An application submitted by Richmond American Homes on behalf of Losee Ann 2002, LLC, property owner, for approval of a tentative map in an R-E Ranch Estates District (proposed PUD Planned Unit Development District) consisting of 353 single-family dwellings and seven (7) acres of commercial. The property is located at the southwest corner of Losee Road and El Campo Grande Avenue. The Assessor's Parcel Numbers are 124-35-501-003 and 124-26-802-001.

RECOMMENDATION:

The Development Services Department recommends that T-1030 be **continued indefinitely** to allow the applicant sufficient time to submit a revised tentative map addressing all issues of concern listed within the analysis section.

State Statutes require the Planning Commission to act within 45 days, otherwise the tentative map would be deemed approved. Therefore, unless the applicant is willing to continue the application, the Development Services Department will have to **recommend that T-1030 be denied**.

If however, the Planning Commission determines that **approval** is warranted at this time, the Development Services Department recommends that T-1030 be subject to the following conditions:

1. The applicant has a pending rezoning application (ZN-99-03) to the PUD Planned Unit Development District. The applicant shall obtain permanent zoning to the PUD Planned Unit Development District, otherwise, the tentative map shall be null and void.
2. The development shall comply with all conditions of approval for ZN-99-03.
3. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
4. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending this item be continued indefinitely to the applicant time to address concerns staff has with this application.

Bill Curran, of Curran & Parry, 300 S. 4th Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant and requested if this item needs to be continued he would like to see it continued for two (2) weeks to the 11/12/03 Planning Commission meeting.

Commissioner Harry Shull MOVED and Commissioner Jo Cato SECONDED to CONTINUE T-1030 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/12/03.

40) UN-82-03 (12325) CAMINO AL NORTE BUSINESS CENTER (Public Hearing)

An application submitted by Dr. Rick Abelson on behalf of Camino Al Norte Ventures, LLC, property owner, for a use permit in a C-P Professional Office Commercial District to allow three separate 38-foot high buildings where 28 feet is the maximum height allowance and to allow a total of 146,000 square feet for three (3) buildings where 9,000 total square feet is the maximum (3,000 square feet per building). The property is located at the southwest corner of Camino Al Norte and Washburn Road. The Assessor's Parcel Number is 124-33-701-004.

RECOMMENDATION:

The Development Services Department recommends that UN-82-03 be **approved** subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That the development of this site be in compliance with all applicable conditions of FDP-09-00; and
3. That the roof-mounted screen elements be setback a minimum of five feet from the building's principal facade or exterior wall. The screen elements shall be composed of non-transparent glass with a cornice, not to exceed eight feet above the main roof line, or 38 feet in overall height from grade; and a smooth stucco-type finish with a cornice and lines scored in it to match the concrete facade of the main building, not to exceed five feet above the main roof line; and
4. That, as identified on the site plan, building #1 not exceed 46,800 square feet, and building #2 not exceed 54,500 square feet, and building #3 not exceed 44,700 square feet.

The application was presented by Vicki Adams, Planner, on behalf of staff who indicated staff and the applicant are in agreement, and staff has received one letter of opposition on this item.

Howard F. Thompson, 400 N. Stephanie, Henderson, Nevada 89052 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

- ▶ Adrian Cohen, 3501 W. Hammer Lane, North Las Vegas, Nevada 89031

Mr. Cohen stated he opposes this application as he does not feel it would benefit the neighborhood.

- ▶ Bob Borgersen, 4751 Possum Berry, North Las Vegas, Nevada 89031

Mr. Borgersen stated he agrees with Mr. Cohen's statements and requested Mr. Cohen's and his concerns be taken into consideration.

- ▶ Margaret Sudweeks, 5104 Milange Street, North Las Vegas, Nevada 89031

Ms. Sudweeks stated she also agrees with the previous two participants and requested this application be denied.

Chairman Leavitt closed the Public Hearing.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to APPROVE UN-82-03 per staff's recommendations subject to the following changes:

Condition #5 Added to Read: "all new sidewalks shall be meandering."

Condition #6 Added to Read: “halo signage only be permitted on Camino Al Norte and Washburn.”

The motion carried by UNANIMOUS vote.

The item was APPROVED.

41) UN-83-03 (12411) DANTE L. EVANS (Public Hearing)

An application submitted by Dante L. Evans, property owner, for a use permit in an R-1 Single-Family Residential District to allow a garage conversion to living area. The property is located at 508 Lance Avenue. The Assessor's Parcel Number is 139-15-310-067.

RECOMMENDATION:

The Development Services Department recommends that UN-83-03 be **approved** subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That the applicant obtain a building permit prior to beginning any construction; and
3. That the exterior of the converted space match the existing exterior of the dwelling; and
4. That all off-street parking areas satisfy ordinance requirements and be illustrated on the building permit application site plan; and
5. That UN-83-03 is site-specific and non-transferable.

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

Dante Evans, 508 Lance Avenue, North Las Vegas, Nevada 89030 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE UN-83-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

42) UN-58-03 (11648) BELTWAY I-15, LLC (Public Hearing)

An application submitted by Beltway I-15, LLC, property owner, for a use permit in a C-2 General Commercial District to allow an off-premise advertising structure (billboard). The property is located at the northwest corner of Interstate 15 and Christy Lane. The Assessor's Parcel Number is 123-28-101-005.

RECOMMENDATION:

The Development Services Department recommends that UN-58-03 be **continued** to allow the applicant time to submit a revised site plan showing the proximity of the billboard to the future public street, per the conditions of approval of UN-28-02, condition #16.

If, however, the Planning Commission determines that a **favorable action is warranted** at this time, then the following conditions are recommended and that this item be forwarded to the City Council for final consideration:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That the development of this off-premise sign be in compliance with all applicable conditions of VN-11-03; and
3. That the height of the structure not exceed 50.00 feet; and
4. That the site plan be revised to show that the sign does not sit within any existing or future easements and/or rights-of-way; and
5. That paved access be provided to the base of the pole; and
6. That the applicant provide a survey clearly indicating that there are no other existing or approved billboards within 750 feet, no residential districts within 70 feet, and no on-premise signs within 150 feet of the proposed location. A surveyor licensed in Nevada shall be required to stamp the survey; and
7. That UN-58-03 be reviewed by the Planning Commission on October 22, 2008, in accordance with Section 17.24.110.1.3(b)(iii)(4) of the Municipal Code.

The application was presented by Vicki Adams, 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 Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE UN-58-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

43) FDP-21-03 (12435) FAMILY DOLLAR STORE

An application submitted by Frank J. Marretti, III, on behalf of G- Mar, LLC, property owner, for a Final Development Plan review in a PUD Planned Unit Development District consisting of a Family Dollar Store. The property is generally located east of Simmons Street and approximately 258 feet north of Cheyenne Avenue. The Assessor's Parcel Number is 139-08-402-012.

RECOMMENDATION:

The Development Services Department recommends that FDP-21-03 be **approved** subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That the development of this site shall comply with all applicable conditions of ZN-08-97; and
3. That the sidewalk along Simmons Street shall be separated from the back-of-curb by a minimum five feet (5.00') of landscaping; and
4. That the development of this site shall generally conform to the submitted site plan and elevation drawings, with the following exceptions:
 - a. That exterior drain scuppers are not permitted. Drainage shall be from within the building; and
 - b. That the color band, cornice and accent tile elements be featured on all sides of the building; and
 - c. That the design, colors and materials be consistent with the existing Towne Center Lounge II building; and
5. That Fire access lanes shall be designed and installed in accordance with the Fire Code; and
6. That approval of a drainage study is required prior to submittal of the civil improvement plans; and
7. That approval of a traffic study is required prior to submittal of the civil improvement plans; and
8. That the civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Simmons Street; and
9. That driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer; and
10. That the property owner shall grant an easement for the commercial driveway prior to approval of the civil improvement plans; and
11. That temporary curbing, boulders, bollards or another approved method be provided along the pavement edges to prevent vehicles from driving on an unpaved surface; and
12. That the property owner be responsible for preparing and submitting a Master Sign Program for the entire shopping center prior to the issuance of any sign permits for the subject use. The Master Sign Program shall be submitted to the Development Services Department for review and approval; and
13. That the applicant be required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, and, depending upon the FAA's determination, obtain either a Permit from the Clark County Director of Aviation or a Variance from the AHABA prior to construction.

Vicki Adams, Planner, on behalf of staff, stated the applicant and staff are in agreement and staff is recommending approval of this item.

Thor Wynkoop, 2800 W. Sahara Avenue, Suite 7b, Las Vegas, Nevada 89102 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 FDP-21-03 per staff's recommendations subject to the following change:

Condition #3 Deleted.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

44) T-1027 (12424) CHEYENNE AND SIMMONS

An application submitted by Stantec Consulting, Inc., on behalf of CP Development, LLC., G-Mar LLC, and Daniel and Kristal Richardson, property owners, for approval of a tentative map in a PUD Planned Unit Development District consisting of C-2 uses. The property is located north of Cheyenne Avenue and approximately 400 feet west of Simmons Street. The Assessor's Parcel Numbers are 139-08-402-010, 139-08-402-011 and 139-08-402-012.

RECOMMENDATION:

The Development Services Department recommends that T-1027 be **approved** subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That the development of this site shall comply with all applicable conditions of ZN-08-97; and
3. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
4. Cheyenne Avenue is Nevada Department of Transportation (NDOT) right of way; therefore, a NDOT encroachment permit is required; and
5. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original tentative map layout; and
6. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works; and
7. Approval of a traffic study update is required prior to submittal of the civil improvement plans; and
8. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer; and
9. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Cheyenne Avenue and Simmons Street; and
10. The property owner shall grant an easement for the commercial driveways on Simmons prior to approval of the civil improvement plans; and
11. A restrictive covenants for utilities must be signed prior to approval of the civil improvement plans; and
12. That the applicant be required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, and, depending upon the FAA's determination, obtain either a Permit from the Clark County Director of Aviation or a Variance from the AHABA prior to construction.

Vicki Adams, Planner, on behalf of staff, stated the applicant and staff are in agreement and staff is recommending approval of this item.

Brian Ridinger, of Stantec Consulting, 7251 W. Charleston Boulevard, Las Vegas, Nevada 89117 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Steve Brown MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE T-1027 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

45) FDP-22-03 (12437) PASEO RIDGE

An application submitted by KB Homes on behalf of the Steven P. and Ellen P. Shearing, Trustees of the Shearing Family Trust and the Joken Trust, property owners, for a Final Development Plan review in a PUD Planned Unit Development District consisting of 139 single-family dwellings. The property is located at the southwest corner of Willis Street and El Campo Grande Avenue. The Assessor's Parcel Numbers are 124-30-801-002, 124-30-801-003, 124-30-801-004, 124-30-801-005.

RECOMMENDATION:

The Development Services Department recommends that FDP-22-03 be **continued** to allow the applicant additional time to meet with the Parks and Recreation Department.

If, however, the Planning Commission determines that **approval is warranted**, the following conditions of approval are recommended:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. The applicant shall comply with all conditions of development for the PUD Planned Unit Development District (ZN-36-02) and the tentative map (T-958).
3. All roadway improvements along Ann road must be constructed with Phase 1 of this project. If the construction of Ann Road has not commenced prior to City approval of the pre-design report, the applicant will be subject to the terms of the S.I.D. and only the construction of temporary access will be permitted.
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*.
5. Side lot drainage and utility easements shall conform to North Las Vegas Municipal Code 17.24.210.D.4.a.
6. Remove section thickness from the typical sections. The off-site pavements sections will be determined by the Department of Public Works.
7. Label the final map as a merger and resubdivision.
8. Record parcel map 888 prior to the final map.
9. All common elements must be labeled.
10. The property owner must grant a pedestrian access easement for the portions of the sidewalk outside of the right-of-way prior to approval of the civil improvement plans.
11. A revocable encroachment permit for landscaping in the right-of-way will be required prior to approval of the civil improvement plans.
12. All lot numbers must be labeled on the plans.
13. Street suffixes must be shown to conform to the City of North Las Vegas address standards.
14. All required improvements to Ann Road must be constructed with the first phase of the project.
15. The RV storage area must be screened from Native Sunflower Street by a decorative block wall.
16. The RV storage area must be reconfigured to allow for the length of RV's and maneuvering in and out of the area.

17. The development must comply with the Single-Family Design Standards, including, but not limited to, all landscaping requirements.

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

Michael Gray, of KB Homes, 6655 Bermuda Road, Las Vegas, Nevada 89119 appeared on behalf of the applicant.

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE FDP-22-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

46) FDP-23-03 (12446) CHEYENNE MARKET PLACE

An application submitted by Cheyenne Market Place, LLC, property owner, for a Final Development Plan review in a PUD Planned Unit Development District consisting of a shopping center with retail, office and limited warehousing uses totaling 133,193 square feet. The property is located at 1370 West Cheyenne Avenue. The Assessor's Parcel Number is 139-09-801-008.

RECOMMENDATION:

The Development Services Department recommends that FDP-23-03 be **continued indefinitely** to allow the applicant time to revise the proposed final development plan per the above-listed comments and to include a CAT bus turn-out on Martin Luther King Boulevard.

If, however, the Planning Commission determines that a **favorable action is warranted** at this time then the following conditions are recommended and that this item be forwarded to the City Council for final consideration:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That the development of this site shall comply with all applicable conditions of ZN-23-89, Ordinance No. 1552 and Ordinance No. 1743; and
3. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
4. Approval of a traffic study is required prior to submittal of the civil improvement plans; and
5. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Cheyenne Avenue and Martin Luther King Boulevard; and
6. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer; and
7. The property owner shall grant easements for the commercial driveways not previously granted prior to approval of the civil improvement plans; and
8. Sign a restrictive covenant for utilities; and
9. Dedication for a CAT bus turn-out on Martin Luther King Boulevard.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/12/03 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 Chairman Dean Leavitt SECONDED to CONTINUE FDP-23-03 to the 11/12/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/12/03.

47) SPR-24-03 (12460) CHEYENNE VILLAGE

An application submitted by PacifiCap Properties Group, on behalf of Cheyenne Villas, LLC, property owner, for a site plan review in an R-3 Multifamily Residential District for a 176 unit apartment complex. The property is located north of Cheyenne Avenue and approximately 339 feet east of Mary Dee Avenue. The Assessor's Parcel Numbers are 139-12-401-002, 139-12-401-003 and 139-12-401-004.

RECOMMENDATION

The Development Services Department recommends that SPR-24-03 be **approved** subject to the following conditions:

1. That the Development shall comply with the Multi-Family Design Standards, including, but not limited to the following:
 - a. Twenty-five feet of perimeter landscaping along Cheyenne Avenue.
 - b. Minimum requirement for patios and balconies.
 - c. Roofs on the trash enclosures be of a similar material used in the main structures.
 - d. Carport visible from Cheyenne Avenue shall follow the same design and use similar materials used in the main structure.
2. The applicant shall meet with the Parks and Recreation Director or designee to determine what amenities will be required of the open space prior to issuance of a building permit.
3. The development shall substantially conform to the site plan as submitted with this application.
4. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. Clark County Regional Flood Control District concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
7. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original tentative map layout.
8. Cheyenne Avenue is Nevada Department of Transportation right of way, therefore, a NDOT encroachment permit is required.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans.
10. Developer to construct the median on Cheyenne Avenue.
11. The eastern driveway shall align with Berg street.
12. All other driveways are limited to right in-right out.
13. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Cheyenne Avenue.
14. Applicant shall file an administrative consolidation of parcels. The form is available from the Clark County Assessor's office or on the internet at <http://www.co.clark.nv.us/assessor>.
15. The roadway easements for the existing driveways must be vacated and new ones for the proposed locations be granted.
16. The existing public utility easement per instrument 20010710:02065 must be shown.

17. Buildings must be numbered in accordance with the North Las Vegas Street Naming and Address Assignment Standard.

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

Ralph Teran, 17355 S.W. Boones Ferry Road, Lake Oswego, Oregon 97035 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Harry Shull MOVED and Chairman Dean Leavitt SECONDED to APPROVE SPR-24-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

OLD BUSINESS

Items #48 AMP-50-03 and #49 T-1021 are related.

48) 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.

This application was continued from the September 22, 2003 Planning Commission meeting to allow the applicant time to submit a traffic study that supported the amendment. A transportation study has been submitted to and approved by the Public Works Department.

Therefore, Development Services Department recommends that the Planning Commission forward AMP-50-03 to the City Council, with a recommendation for approval.

(from the 9/24/03 Planning Commission meeting)

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 Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

Dean Rasmussen, 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 Harry Shull MOVED and Commissioner Steve Brown SECONDED to APPROVE AMP-50-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #48 AMP-50-03 and #49 T-1021 are related.

49) 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.

This tem was continued from the September 24, 2003 Planning Commission meeting to allow review of the revised tentative map submitted on September 24, 2003.

The submitted tentative map is similar to the previous tentative map and does not incorporate all the conditions of the approved Planned Unit Development (ZN-69-03). Grand Teton, Aviary Way and Aliante Parkway have the required widths of open space to meet the Aliante design standards. However, the overall park space does not meet the required 12.44 acres. Furthermore, the Department of Public Works is requesting a continuance to allow the applicant time to revise the plans to include the 46-foot drainage channel adjacent to Grand Teton Drive as this will have an impact on the development. Additionally the applicant needs to include the 50-foot Southern Nevada Water Authority's easement adjacent to Aviary Way / Valley Drive.

Development Services is recommending that T-1021 be **continued indefinitely** to allow the applicant to comply with all conditions of ZN-69-03 and to incorporate the easements into the tentative map.

Should the Planning Commission think approval is warranted the following conditions are recommended:

1. Provide more details on the round about design
2. Arrowhead Ranch Parkway and Savannah Ranch Parkway to be renamed Racel Street.
3. Spear Ranch Trail and Nelson Ranch Drive to be renamed Willis Street.
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. 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.
8. 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.
9. 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.
10. Approval of a master traffic study with modeling to include 20 year projections is required prior to

submittal of the civil improvement plans.

11. 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.
12. Fire lanes shall be designed, installed and maintained in accordance with Fire Code requirements.
13. A minimum of two means of Fire Department access shall be provided to each group of 25 or more residential units.
14. 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.
15. No certificate of occupancy will be granted for a residential unit within the development until after Fire Station 56 is in operation.
16. T-1021 shall comply with all conditions of approval for ZN-69-03.
17. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
18. Unless expressly authorized through a variance, waiver or other approved method, the development shall comply with all applicable codes and ordinances.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/12/03 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 T-1021 to the 11/12/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/12/03.

50) 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.

These item was continued from the September 24th Planning Commission meeting at the applicant's request.

(from the 9/24/03 Planning Commission meeting)

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 this item be withdrawn.

The item was WITHDRAWN.

Items #51 VAC-17-03, #52 VAC-18-03 and #53 T-1007 are related.

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

An application submitted by Richmond American Homes on behalf of Silver Bowl Invest., LLC, et. al., 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 24, 2003 meeting. The applicant is waiting for City Council action on related items, before proceeding with this request. This item was also previously continued from the 9/10/03 Planning Commission meeting.

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

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 11/12/03 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 Jay Aston SECONDED to CONTINUE VAC-17-03 to the 11/12/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/12/03.

Items #51 VAC-17-03, #52 VAC-18-03 and #53 T-1007 are related.

52) 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 24, 2003 meeting. The applicant is waiting for City Council action on related items, before proceeding with this request. This item was also previously continued from the 9/10/03 Planning Commission meeting.

(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 11/12/03 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 11/12/03 Planning Commission meeting.

The motion carried by **UNANIMOUS** vote.

The item was CONTINUED to 11/12/03.

Items #51 VAC-17-03, #52 VAC-18-03 and #53 T-1007 are related.

53) 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.

This item was continued September 24, 2003 meeting. The applicant is waiting for City Council action on related items, before proceeding with this request.

(from the 7/23/03 Planning Commission meeting)

RECOMMENDATION:

As the proposed tentative map does not have the underlining landuse 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
 - c. at least 2 differing age appropriate play structures for children with EPDM resilient fall protection, and accompanying shade ramada
 - d. a large open space area for group / organized play
 - e. one large group shade area / gazebo (30' diameter), lighted
 - f. picnic tables and barbecue grills
 - g. benches spaced along park pathways
 - h. A minimum of one half-court basketball area
 - i. 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 11/12/03 Planning Commission meeting.

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to CONTINUE T-1007 to the 11/12/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/12/03.

Items #54 AMP-52-03 and #55 ZN-74-03 are related.

54) AMP-52-03 (12286) CENTENNIAL & COMMERCE (Public Hearing)

An application submitted by Land Baron Investments on behalf of the Marilyn Redd Trust, Janette Bunch Trustee, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Community Commercial. The property is located at the northwest corner of Commerce Street and Centennial Parkway. The Assessor's Parcel Number is 124-22-401-004.

These items were continued at the applicant's request at the October 8, 2003 meeting.

(from the 10/8/03 Planning Commission meeting)

RECOMMENDATIONS:

The Development Services Department recommends that AMP-53-03 be **denied** as the proposed plan amendment does not meet the standards established in the Comprehensive Plan.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/12/03 Planning Commission meeting.

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

- ▶ Terry Urquhart, 6624 Montezuma Castle Lane, North Las Vegas, Nevada 89084

Mr. Urquhart stated applications regarding this location are routinely continued and he opposes this continuance.

- ▶ Harry Himmenger, 331 River Glider Avenue, North Las Vegas, Nevada (no zip code stated)

Mr. Himmenger stated he would reserve his comment until this item is heard at the 11/12/03 Planning Commission meeting.

Chairman Leavitt stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Harry Shull MOVED and Chairman Dean Leavitt SECONDED to CONTINUE AMP-52-03 to the 11/12/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/12/03.

Items #54 AMP-52-03 and #55 ZN-74-03 are related.

55) ZN-74-03 (12287) LAND BARON INVESTMENTS (Public Hearing)

An application submitted by Land Baron Investments on behalf of the Marilyn Redd Trust, Janette Bunch Trustee, property owner, for reclassification of property from an R-E Ranch Estates District to an C-2, General Commercial District. The property is located at the northwest corner of Commerce Street and Centennial Parkway. The Assessor's Parcel Number is 124-22-401-004.

These items were continued at the applicant's request at the October 8, 2003 meeting.

(from the 10/8/03 Planning Commission meeting)

RECOMMENDATIONS:

The Development Services Department recommends that AMP-53-03 be **denied** as the proposed plan amendment does not meet the standards established in the Comprehensive Plan.

The Development Services Department recommends that ZN-74-03 be **denied** as the subject site does not comply with the guidelines established in the Comprehensive Plan.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/12/03 Planning Commission meeting.

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

- ▶ Terry Urquhart, 6624 Montezuma Castle Lane, North Las Vegas, Nevada 89084

Mr. Urquhart stated applications regarding this location are routinely continued and he opposes this continuance.

- ▶ Harry Himmenger, 331 River Glider Avenue, North Las Vegas, Nevada (no zip code stated)

Mr. Himmenger stated he would reserve his comment until this item is heard at the 11/12/03 Planning Commission meeting.

Chairman Leavitt stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Jay Aston MOVED and Marilyn Kirkpatrick SECONDED to CONTINUE ZN-74-03 to the 11/12/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was 11/12/03.

56) T-1012 (11763) CENTEX HOMES

An application submitted by Centex Homes on behalf of the Daniel S. Mosley Rev.Trust Agreement et.al., Dirt Alley LLC, Gerald L & Nancy L Erwin and Heidi Boilini, Robert Cohen and the Matonovich Family Trust, property owners, to approve a tentative map in an R-1 Single-Family Residential District. The property is generally located at the northwest corner of San Miguel Avenue and Coleman Street. The Assessor's Parcel Numbers are 139-05-701-007, 139-05-701-008, 139-05-701-009, 139-05-702-006, 139-05-702-005 and 139-05-702-004.

This tem was continued from the October 8, 2003 Planning Commission meeting to allow the applicant time to submit a traffic study supporting the vacation of Fuselier Drive.

RECOMMENDATION:

The Development Services Department recommends that T-1012 be **continued indefinitely** to allow the applicant sufficient time to redesign the tentative map incorporating Fuselier Drive.

If however, the Planning Commission determines that **approval is warranted** at this time, the Development Services Department recommends that T-1012 be subject to the following conditions:

1. That T-1012 shall become null and void if AMP-41-03 and ZN-56-03 is not approved by the City Council.
2. That the tentative map shall be redesigned to incorporate Fuselier Drive if VAC-19-03 is denied.
3. That the development comply with the Single Family Design Standards, including, but not limited to the following:
 - a. Providing corner lot landscaping through out the development.
 - b. Sidewalks along 100-foot rights-of-way shall be separated from the back of curb by a minimum of five (5) feet.
4. That the 4,383 square foot common area proposed at the end of Alma Lidia Avenue shall be landscaped and designated as a common element, to be maintained by the homeowners' association.
5. That perimeter landscaping of the exterior street perimeter be designated as "Common Elements" and that interior perimeter landscaping commonly described as corner side yard landscaping be addressed as allowed for in the North Las Vegas Municipal Code Section 17.24.210(E).
6. That the perimeter walls be owned and maintained by the homeowners' association.
7. That corner side yard landscaping shall be maintained by the homeowner of the lot and that provisions and enforcement of such shall be provided within the CC&R's.
8. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
9. That plastic, vinyl and similar materials shall not be permitted as part, or in whole for the construction of any perimeter walls, return walls or common area walls within this development. Furthermore, should vinyl fencing be used on common property lines, such fencing shall comply with the following:
 - a. That the proposed fence shall be engineered to resist the long-term effects of solar radiation, wind and dryness inherent to the Las Vegas Valley.
 - b. That the proposed fence shall be engineered, designed and installed to meet manufacturer's specifications and building code requirements.
 - c. All vinyl fencing shall be compatible for pool installations.
 - d. The posts and/or all connections shall not be attached to the homes

10. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
11. The application for the vacation of Fuselier Drive (VAC-19-03) must be approved.
12. Approval of a drainage study is required prior to submittal of the civil improvement plans.
13. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
14. The following right of way and associated spandrel dedications are required:
 - a. an additional 20 feet for Simmons Street (30 feet previously dedicated in 1970)
 - b. 30 feet for San Miguel Avenue
15. The final map must be labeled as a merger and resubdivision.
16. The developer is responsible for relocating power lines and placing them underground.
17. The property owner must grant a pedestrian access easement for the portions of the sidewalk outside of the right of way prior to approval of the civil improvement plans.
18. A revocable encroachment permit must be obtained for landscape in the right of way.
19. A public utility easement and emergency access easements as indicated on the final map must be granted prior to approval of the civil improvement plans.
20. A traffic mitigation analysis is required.
21. 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.
22. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
23. 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 11/12/03 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 T-1012 to the 11/12/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

A motion was made by Commissioner Jay Aston and seconded by Vice-Chairman Marilyn Kirkpatrick to reconsider Item #56 T-1012.

The motion carried by UNANIMOUS vote.

Commissioner Jay Aston MOVED and Commissioner Jo Cato SECONDED to CONTINUE T-1012 to the 11/12/03 Planning Commission meeting.

The item was CONTINUED to 11/12/03.

Items #57 UN-67-03, #58 UN-68-03 and #59 UN-69-03 are related.

57) 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.

RECOMMENDATION:

The Development Services Department recommends that **UN-67-03** be **approved** subject to the following conditions:

1. That this special use permit is site specific and non-transferable; and
2. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
3. That the development of this site shall be in compliance with the Commercial Design Standards with the exception that the building does not have to be located at the minimum setback line(s) nearest the front and/or corner of the site; and
4. That the Planning Commission review and approve, as a Site Plan Review, the building elevations and Master Sign Program prior to the application or issuance of any construction permits; and
5. That exterior roof ladders shall not be permitted. All access to the roofs shall be from the insides of the buildings; and
6. That exterior drain scuppers shall not be permitted; and
7. The right-of-way for the existing bus turn-out on Commerce Street must be vacated and the right-of-way for the proposed bus turn-out shall be dedicated concurrently or precede the vacation.
8. The property owner must sign a Restrictive Covenant Running with the Land that specifies that all costs for the removal and replacement of any signs within the 38' wide drainage easement, should maintenance, repair or reconfiguration of the drainage facility necessitate removal of said signs, shall be the responsibility of the property owner(s). Additionally, prior to the issuance of construction permits, the footing design for any proposed signs must be reviewed and approved by the Public Works Department to ensure compatibility with the existing underlying drainage structure.
9. Approval of a drainage study is required prior to submittal of the civil improvement plans.
10. 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.
11. Remove all structural details from Site Plan.
12. Approval of a traffic study is required prior to submittal of the civil improvement plans.
13. Provide adequate queuing for a car wash.
14. Provide adequate turning radius for 18 wheel truck and show tracking for wheel base 50.
15. A shared access agreement with the parcel to the west is required prior to approval of the civil improvement plans.

16. Fire access lanes and turning radii shall be designed, installed and maintained in accordance with Fire Code requirements.

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

Mitchell Vexler, 4536 Mohogany Lane, Copper Canyon, Texas 75077 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Commissioner Jo Cato MOVED and Commissioner Harry Shull SECONDED to APPROVE UN-67-03 per staff's recommendations subject to the following changes:

Condition #4 Deleted.

Condition #17 Added to Read: "Elevations Exhibit be added to the record."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #57 UN-67-03, #58 UN-68-03 and #59 UN-69-03 are related.

58) 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.

RECOMMENDATION:

The Development Services Department recommends that **UN-68-03** be **approved** subject to the following conditions:

1. That this special use permit is site specific and non-transferable; and
2. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
3. That the development of this site shall be in compliance with the Commercial Design Standards with the exception that the building does not have to be located at the minimum setback line(s) nearest the front and/or corner of the site; and
4. That the Planning Commission review and approve, as a Site Plan Review, the building elevations and Master Sign Program prior to the application or issuance of any construction permits; and
5. That exterior roof ladders shall not be permitted. All access to the roofs shall be from the insides of the buildings; and
6. That the design, materials and colors of the car wash shall match the convenience store building; and
7. That exterior drain scuppers shall not be permitted.
8. The right-of-way for the existing bus turn-out on Commerce Street must be vacated and the right-of-way for the proposed bus turn-out shall be dedicated concurrently or precede the vacation.
9. The property owner must sign a Restrictive Covenant Running with the Land that specifies that all costs for the removal and replacement of any signs within the 38' wide drainage easement, should maintenance, repair or reconfiguration of the drainage facility necessitate removal of said signs, shall be the responsibility of the property owner(s). Additionally, prior to the issuance of construction permits, the footing design for any proposed signs must be reviewed and approved by the Public Works Department to ensure compatibility with the existing underlying drainage structure.
10. Approval of a drainage study is required prior to submittal of the civil improvement plans.
11. 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.
12. Remove all structural details from Site Plan.
13. Approval of a traffic study is required prior to submittal of the civil improvement plans.

14. Provide adequate queuing for a car wash.
15. Provide adequate turning radius for 18 wheel truck and show tracking for wheel base 50.

16. A shared access agreement with the parcel to the west is required prior to approval of the civil improvement plans.

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

Mitchell Vexler, 4536 Mohogany Lane, Copper Canyon, Texas 75077 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Commissioner Jo Cato MOVED and Commissioner Jay Aston SECONDED to APPROVE UN-68-03 per staff's recommendations subject to the following changes:

Condition #4 Deleted.

The motion carried by MAJORITY vote with Vice-Chairman Marilyn Kirkpatrick voting against the motion.

The item was APPROVED.

Items #57 UN-67-03, #58 UN-68-03 and #59 UN-69-03 are related.

59) 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.

RECOMMENDATION:

The Development Services Department recommends that **UN-69-03** be **approved** subject to the following conditions:

1. That this special use permit is site specific and non-transferable; and
2. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
3. That the development of this site shall be in compliance with the Commercial Design Standards with the exception that the building does not have to be located at the minimum setback line(s) nearest the front and/or corner of the site; and
4. That the Planning Commission review and approve, as a Site Plan Review, the building elevations and Master Sign Program prior to the application or issuance of any construction permits; and
5. That exterior roof ladders shall not be permitted. All access to the roofs shall be from the insides of the buildings; and
6. That exterior drain scuppers shall not be permitted; and
7. That the design, materials and colors of the auto service facility shall match the convenience store building; and
8. The right-of-way for the existing bus turn-out on Commerce Street must be vacated and the right-of-way for the proposed bus turn-out shall be dedicated concurrently or precede the vacation.
9. The property owner must sign a Restrictive Covenant Running with the Land that specifies that all costs for the removal and replacement of any signs within the 38' wide drainage easement, should maintenance, repair or reconfiguration of the drainage facility necessitate removal of said signs, shall be the responsibility of the property owner(s). Additionally, prior to the issuance of construction permits, the footing design for any proposed signs must be reviewed and approved by the Public Works Department to ensure compatibility with the existing underlying drainage structure.
10. Approval of a drainage study is required prior to submittal of the civil improvement plans.
11. 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.
12. Remove all structural details from Site Plan.

13. Approval of a traffic study is required prior to submittal of the civil improvement plans.
 14. Provide adequate queuing for a car wash.
 15. Provide adequate turning radius for 18 wheel truck and show tracking for wheel base 50.
-
16. A shared access agreement with the parcel to the west is required prior to approval of the civil improvement plans.

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

Mitchell Vexler, 4536 Mohogany Lane, Copper Canyon, Texas 75077 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Commissioner Jo Cato MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE UN-69-03 per staff's recommendations subject to the following changes:

Condition #4 Deleted.

Condition #17 Added to Read: "Elevations Exhibit be added to the record."

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: 11:00 PM

A motion to ADJOURN the October 22, 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