

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

December 10, 2003

CALL TO ORDER:

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

ROLL CALL:

Dean Leavitt - Present
Marilyn Kirkpatrick - Present
Nelson Stone - Present
Jo Cato-Present
Jay Aston-Present
Steve Brown-Present
Harry Shull-Present

STAFF PRESENT:

Steve Baxter, Acting Director, Development Services
Marc Jordan, Principal Planner
Bob Hoyes, Planner
Lenny Badger, Public Works
Clete Kus, Transportation Services
Jimmy Johnson, Assistant Fire Chief
Jim Lewis, Deputy City Attorney
Ted Karant, Recording Secretary

ANNOUNCEMENTS:

Verification of compliance with NRS 241, Open Meeting Law.

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

PLEDGE OF ALLEGIANCE

Commissioner Steve Brown

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

MINUTES

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

Commissioner Nelson Stone MOVED and Commissioner Harry Shull SECONDED to APPROVE the minutes of the December 10, 2003 Planning Commission Meeting.

The motion carried by MAJORITY vote with Vice-Chairman Marilyn Kirkpatrick abstaining from voting as she was absent from the 12/10/03 Planning Commission meeting.

CONSENT AGENDA

Commissioner Harry Shull abstained from voting on Consent Agenda Item "I" due to a business interest.

A) PW-197-03 (13346) CENTENNIAL BRUCE SOUTH 40 ACRES, UNIT 2

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by William Lyon Homes, and accept the Subdivision Bond in the amount of \$305,625.76.

B) PW-198-03 (13347) DONNA/DEER SPRINGS, UNIT 1D

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Centex Homes, and accept the Subdivision Bond in the amount of \$1,244,416.91.

C) PW-199-03 (13348) COMMERCE/VERDE

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Centex Homes and accept the Subdivision Bond in the amount of \$981,004.26.

D) PW-200-03 (13349) NORTHFORK 4

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify American Motorists Insurance Company to release the Performance Bond in the amount of \$328,970.

E) PW-201-03 (13350) BRENTWOOD

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify National Fire Insurance Company of Hartford to release the Performance Bond in the amount of \$1,919,078.32.

F) PW-202-03 (13351) HOMETOWN WEST 3

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify The American Insurance Company to release the Subdivision Bond in the amount of \$586,647.60.

G) PW-203-03 (13352) SUNRISE CANYON OFF-SITE WATER

Accept the Subdivision Off-Site Improvements Agreement by Beazer Homes Holding Corp. and accept the Subdivision Bond in the amount of \$26,114.00.

H) PW-204-03 (13353) CENTENNIAL BRUCE NORTH 40, UNIT 3

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by William Lyon Homes, Inc. and accept the Subdivision Bond in the amount of \$254,499.85.

I) PW-205-03 (13354) CLAYTON OVERLOOK

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Gulf Insurance Company to release the Subdivision Bond in the amount of \$87,346.65.

J) PW-206-03 (13355) ALIANTE NORTH

Approve the Final Map.

K) PW-207-03 (13356) CENTENNIAL BRUCE WEST 40, UNIT 1

Approve the Final Map.

L) PW-196-03 (13190) JAYCOX RESIDENTIAL

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Centex Homes and accept the Subdivision Bond in the amount of \$872,974.63.

Commissioner Nelson Stone MOVED and Commissioner Harry Shull SECONDED to APPROVE Consent Agenda Items A-H, J-M.

The motion carried by UNANIMOUS vote.

Commissioner Nelson Stone MOVED and Chairman Dean Leavitt SECONDED to APPROVE Consent Agenda Item I.

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

NEW BUSINESS

1) AMP-65-03 (13014) LAKE MEAD ALLEN CENTER (Public Hearing)

An application submitted by Lake Mead Allen, LLC, on behalf of the Clover Trust and John & Elizabeth Leon Haydukovich, property owners, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Light Industrial to Community Commercial. The property is located at the southeast corner of Lake Mead Boulevard and Allen Lane. The Assessor's Parcel Numbers are 139-20-202-001, 139-20-202-002, 139-20-202-003 and 139-29-202-013.

RECOMMENDATION:

The Development Services Department recommends that AMP-65-03 be **denied** as the proposed plan amendment does not comply with the guidelines established in the Comprehensive Plan and the application may be premature at this time.

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

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

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

First Motion:

Commissioner Harry Shull MOVED and Commissioner Nelson Stone SECONDED to DENY AMP-65-03 per staff's recommendations.

The **MOTION TO DENY FAILED** with Chairman Dean Leavitt, Vice-Chairman Marilyn Kirkpatrick, Commissioner Jay Aston and Commissioner Jo Cato voting against the motion.

Second Motion:

Commissioner Harry Shull MOVED and Chairman Dean Leavitt SECONDED to APPROVE AMP-65-03.

The **MOTION TO APPROVE FAILED due to NO SUPER MAJORITY** with Commissioner Nelson Stone, Commissioner Jay Aston and Commissioner Steve Brown voting against the motion.

The item was FORWARDED TO CITY COUNCIL WITH NO RECOMMENDATION.

Item #2 AMP-66-03, #3 ZN-115-03 and #4 T-1042 are related.

2) AMP-66-03 (13031) LONE MOUNTAIN & LOSEE II (Public Hearing)

An application submitted by R & S Losee, L.L.C. on behalf of Unlimited Holdings Inc., property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Office to M-LDR Medium-Low Density Residential. The property is located at the southwest corner of Washburn Road and Losee Road. The Assessor's Parcel Numbers are 124-35-803-001 and 124-35-703-001.

RECOMMENDATION:

The Development Services Department recommends that AMP-66-03 **receive a favorable recommendation** and be forwarded to the City Council for final consideration.

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

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 Jay Aston SECONDED to APPROVE AMP-66-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #2 AMP-66-03, #3 ZN-115-03 and #4 T-1042 are related.

3) ZN-115-03 (13032) LONE MOUNTAIN & LOSEE II (Public Hearing)

An application submitted by R & S Losee, L.L.C. on behalf of Unlimited Holding Inc., property owner, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 102 single-family homes. The property is located at the southwest corner of Washburn Road and Losee Road. The Assessor's Parcel Numbers are 124-35-803-001 and 124-35-703-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-115-03 be **continued** to allow the applicant time to meet with the Parks and Recreation Department to determine open space amenities.

If, however, the Planning Commission determines from the evidence presented that a **favorable action** is warranted at this time, then the following conditions are recommended 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.
2. That the development of this site be in compliance with the Single Family Development Standards and Design Guidelines including, but not limited to, all landscaping requirements.
3. The project's street access/entrance (Pink Lily Street) onto Losee Road shall be reconfigured to align with the La Madre Way alignment in order to form a four-leg intersection.
4. The interior streets are shown as private on the plan while the interior street section on the cover sheet calls out the street to be public. Please clarify the intent.
5. Per Clark County Area Uniform Standard Drawings for Public Works Construction Off-site Improvements drawing number 208, a two foot over pave with a two foot shoulder is required. Revise the Washburn Road street section accordingly.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
8. 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 otherwise approved by the Director of Public Works or his designee.
9. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
10. Show the limits of the Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA) on the tentative map.
11. Applicant must abide by all conditions of the approved traffic study.
12. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Washburn Road and Losee Road.

13. Actual access/entrance locations are subject to review and approval by the City of North Las Vegas Traffic Engineer.
14. The parcel map conditioned in AMP 66-03 must record prior to the final map.
15. Nevada Power transmission lines and easements must be shown on the plans.
16. Show easements relating to Kern River Gas lines as outlined in document entitled "agreement".
17. The following right of way dedications are required:
 - a. 40 feet right of way for Washburn Road and associated spandrels
 - b. 40 feet right of way for Lone Mountain Road and associated spandrels
 - c. 30 feet right of way for Lawrence Street and associated spandrels
 - d. right of way for flared intersections at Washburn Road and Losee Road and at Lone Mountain Road and Losee Road
 - e. right of way for a CAT bus turn-out on Losee Road near Washburn Road and on Lone Mountain Road near Losee Road.
18. 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.
19. A revocable encroachment permit for landscaping in the right of way will be required prior to approval of the civil improvement plans.
20. 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.
21. That the perimeter walls be owned and maintained by the homeowners' association.
22. That corner side yard landscaping be maintained by the homeowners' association.
23. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
24. That the primary park area be provided with the following amenities, subject to review and approval of the Department of Parks & Recreation:
 - a. 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 over a non-porous surface and accompanying shade ramada
 - d. at least one large open space area for group / organized play
 - e. one large group shade area / gazebo (30' diameter), lighted
 - f. picnic tables and barbecue grills
 - g. benches spaced along park pathways
 - h. details of amenities to be provided
 - i. ADA accessibility
26. That all of the primary park area be constructed prior to the issuance of the 50th building permit.
27. That approval of the site plan submitted is not implied.
28. That if AMP-66-03 is not approved, ZN-115-03 shall be considered null and void.

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 Jo Cato SECONDED to APPROVE ZN-115-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #2 AMP-66-03, #3 ZN-115-03 and #4 T-1042 are related.

4) T-1042 (13033) LONE MOUNTAIN & LOSEE II

An application submitted by R & S Losee, L.L.C., on behalf of Unlimited Holdings, Inc., property owner, for approval of a tentative map in an R-E Ranch Estates District (proposed PUD Planned Unit Development District) consisting of 102 single-family dwellings. The property is located at the southwest corner of Washburn Road and Losee Road. The Assessor's Parcel Numbers are 124-35-803-001 and 124-35-703-001.

RECOMMENDATION:

The Development Services Department recommends that T-1042 be **continued** to allow the applicant time to meet with the Parks and Recreation Department to determine open space amenities.

If, however, the Planning Commission determines from the evidence presented that a **favorable action** is warranted at this time, then the following conditions are recommended 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.
2. All conditions of approval for ZN-115-03.
3. That if AMP-66-03 and ZN-115-03 are not approved, T-1042 shall be considered null and void.
4. That no more than 102 lots be permitted for this development.
5. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any perimeter or return walls within this development.
6. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
7. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

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

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.

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE T-1042 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

5) ZN-20-01 (13023) SALVATION ARMY (Public Hearing)

An application submitted by The Salvation Army, property owner, for an amendment to a previously approved PUD Planned Unit Development to allow two (2) modular classrooms. The property is located at 211 Judson Street. The Assessor's Parcel Number is 139-22-605-001.

RECOMMENDATION:

The Development Services Department recommends that the amendment to ZN-20-01 receive a **favorable recommendation** and that this item be forwarded to the City Council for approval by ordinance subject to the following conditions:

1. That the development shall generally conform to the site plan as submitted or as amended herein.
2. That landscaping shall be provided in accordance with ordinance requirements.
3. That the final site development plan shall be subject to site plan review and approval by staff.
4. That the final development plan for the site shall be subject to Planning Commission review and approval.
5. That the development shall comply with all applicable codes and ordinances.
6. That the proposed 12,000 square-foot building follow the same design theme, use similar materials and colors to those used in the existing warehouse.
7. No outdoor storage shall be allowed.
8. Merchandise drop-off shall be allowed from 8:00 a.m. to 7:00 p.m.
9. All drop-off merchandise shall be required to be placed in storage by 7:30 p.m. on the day of drop-off.
10. That the proposed 12,000 square-foot building shall be required to have fire sprinklers in accordance with Ordinance 1283.
11. That fire lane widths and turning radii shall be reviewed and approved by the Fire Department prior to approval of all building permits.
12. Evergreen trees (Mondale Pines) shall be provided within the landscaped areas adjacent to the westerly property line next to I-15 and Lake Mead Boulevard. Trees shall be a minimum of 15-gallon in size and spaced at 20-foot intervals.
13. All areas not devoted as parking lots, drive aisles, building placement, etc. shall be landscaped. Landscaping plans shall be subject to review and approval by staff.
14. That the two (2) modular classrooms consist of a stucco finish.

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

Major Bill Raihl, 2900 Palomino Lane, Las Vegas, Nevada 89123 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE ZN-20-01 per staff's recommendations subject to the following change:

Condition #14 Changed to Read: "That the two (2) modular classrooms consist of a stucco finish **or alternate material acceptable to staff.**"

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #6 ZN-98-03 and #7 UN-91-03 are related.

6) ZN-98-03 (12462) SLOAN & I-15 (Public Hearing)

An application submitted by Mark Altschuler, et al, property owner, for reclassification of property from an OL Open Land District to a M-2 General Industrial District. The property is generally located at the southeast corner of Madge Lane and Buffy Road. The Assessor's Parcel Number is 123-27-101-013.

RECOMMENDATION:

The Development Services Department recommends that ZN-98-03 **receive a favorable recommendation** and be forwarded to the City Council for final consideration.

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

Vicky Troy, 528 Goldhill Road, Henderson, Nevada 89074 appeared on behalf of the applicant and stated she concurs with staff's recommendations.

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

Commissioner Jay Aston MOVED and Commissioner Nelson Stone SECONDED to APPROVE ZN-98-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #6 ZN-98-03 and #7 UN-91-03 are related.

7) UN-91-03 (12842) SLOAN & I-15 (Public Hearing)

An application submitted by Las Vegas Billboards, on behalf of Mark Altschuler, et al, property owner, for a use permit in an OL Open Land District (proposed to M-2 General Industrial District) to allow an off-premise sign (billboard). The property is located at the southeast corner of Madge Lane and Buffy Road. The Assessor's Parcel Number is 123-27-101-013.

RECOMMENDATION:

The Development Services Department recommends that UN-91-03 be **continued indefinitely** to allow the applicant time to submit a survey stamped by a surveyor licensed in Nevada that indicates that the proposed location is not within 300 feet of a residential zone, or to allow the applicant time to formally request and gain approval of a variance to allow a reduction in the required setbacks, or to allow the adjacent parcels to be rezoned in compliance with ordinance requirements.

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 height of the structure not exceed 50.00 feet; and
3. 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
4. That paved access be provided to the base of the pole; and
5. That the applicant provide three copies of a survey clearly indicating that there are no other existing or approved billboards within 750 feet, no residential districts within 300 feet, and no on-premise signs within 150 feet of the proposed location. A surveyor licensed in Nevada shall stamp the survey; and
6. That UN-91-03 be reviewed by the Planning Commission on December 10, 2008, in accordance with Section 17.24.110.1.3(b)(iii)(4) of the Municipal Code; and
7. That ZN-98-03 be approved by the City Council for the M-2, General Industrial District; and
8. That if any of the above-listed conditions are not complied with, UN-91-03 shall be considered null and void.

The application was presented by Bob Hoyes, Planner, on behalf of staff who indicated staff is recommending this item be continued to the 1/14/04 Planning Commission meeting to be considered after a variance request that has been submitted by the applicant.

Vicky Troy, 528 Goldhill Road, Henderson, Nevada 89074 appeared on behalf of the applicant and stated she concurs with staff's recommendations.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. 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 UN-91-03 to the 1/14/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/14/04.

Item #8 ZN-114-03 and #9 T-1047 are related.

8) ZN-114-03 (13034) COMMERCE AND CENTENNIAL (Public Hearing)

An application submitted by R & S Investments on behalf of Century Two LLC., property owner, for reclassification of property from an R-E Ranch Estates District to an R-2 Two-Family Residential District. The property is located at the northeast corner of Commerce Street and Centennial Parkway. The Assessor's Parcel Numbers are 124-22-801-001, 124-22-801-002, 124-22-801-003, and 124-22-801-004.

RECOMMENDATION:

The Development Services Department recommends that ZN-114-03 be **approved** and the Planning Commission forward a recommendation for approval to the City Council.

The application was presented by Bob Hoyes, 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 Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE ZN-114-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #8 ZN-114-03 and #9 T-1047 are related.

9) T-1047 (13043) COMMERCE AND CENTENNIAL

An application submitted by R & S Investments on behalf of Century Two LLC, property owner, for approval of a tentative map in an R-E Ranch Estates District (proposed R-2 Two-Family Residential District) consisting of 180 townhouse units. The property is located at the northeast corner of Commerce Street and Centennial Parkway. The Assessor's Parcel Numbers are 124-22-801-001, 124-22-801-002, 124-22-801-003 and 124-22-801-004.

RECOMMENDATION:

The Development Services Department recommends that T-1047 be **continued** in order to allow the applicant time to address the concerns outlined in the analysis section above.

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-1047 be denied.

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

1. The applicant has a pending rezoning application (ZN-114-03) to the R-2, Two-Family Residential District. The applicant shall obtain permanent zoning to the R-2, Two-Family Residential District, otherwise, the tentative map shall be null and void.
2. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
3. That the development comply with the Single Family Design Guidelines, including, but not limited to, meandering sidewalks must be provided along Centennial Parkway and Commerce Street.
4. Correct the scale of the plans.
5. The street section on the cover sheet shows Commerce Street as a 60-foot street, the plan calls out an 80-foot street. Commerce Street is a 100foot master planned right of way, please make the necessary corrections.
6. Reconfigure internal street network to provide better circulation and add an additional access to Centennial Parkway.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans.
8. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Centennial Parkway and Commerce Street frontages.
9. The actual access/entrance locations are subject to review and approval by the City of North Las Vegas Traffic Engineer.
10. Dedication for Commerce Street (per Master Plan of Streets and Highways)
11. Additional right of way dedication is required to form a flared intersection of Centennial Parkway/Commerce Street per CCAUSD 201.1.
12. Additional right of way dedication is required to form a bus turn-out along the project's Commerce Street frontage.
13. Internal street parking to be limited to one-side of street.

14. Pedestrian access to be provided between back to back cul-de-sacs.
15. Approval of a drainage study is required prior to submittal of the civil improvement plans.
16. 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.
17. 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 otherwise approved by the Director of Public Works or his designee.
18. 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.
19. All buildings must be constructed in tandem.
20. The perimeter walls be owned and maintained by the Homeowner's Association.
21. Corner side yard landscaping shall be maintained by the Homeowner's Association.
22. The developer must disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
23. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any perimeter or return walls within this development.
24. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
25. 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 Bob Hoyes, Planner, on behalf of staff who indicated staff is recommending this item be continued indefinitely as staff has received a revised tentative map this afternoon and has not had adequate time to provide comment on the revised map.

Dean Rasmussen, of Orion Engineering, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant and stated he will agree to continue this to the 1/14/04 Planning Commission meeting.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to CONTINUE T-1047 to the 1/14/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/14/04.

10) ZN-116-03 (13025) DONNA & REGENA (Public Hearing)

An application submitted by Arik Raiter, 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 Donna Street and Regena Avenue. The Assessor's Parcel Number is 124-26-101-012.

RECOMMENDATION:

The Development Services Department recommends that ZN-116-03 **receive a favorable recommendation** and be forwarded to the City Council for final consideration.

The application was presented by Bob Hoyes, Planner, on behalf of staff who indicated staff 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.

Commissioner Nelson Stone MOVED and Commissioner Harry Shull SECONDED to APPROVE ZN-116-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

11) UN-93-03 (12955) BAG GROUP LLC (Public Hearing)

An application submitted by B A G Group, LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow an automobile service facility. The property is generally located north of Craig Road and approximately 290 feet west of San Mateo Street.. The Assessor's Parcel Number is 139-06-215-011.

RECOMMENDATION:

The Development Services Department recommends that UN-93-03 be **approved** with the following conditions:

1. Approval of a drainage study is required prior to submittal of the civil improvement plans.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. The property owner shall grant an easement for the commercial driveways prior to approval of the civil improvement plans.
4. The property owner must sign a restrictive covenant for utilities.
5. Unless expressly authorized through a variance, waiver or another approved method the development shall comply with all applicable codes and ordinances.
6. That the development of this site shall be in compliance with all Codes and Ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mention herein, the more restrictive shall apply.
7. That all repairs and service shall be done within the building.
8. That hours of operation shall be limited to 7 a.m. to 6 p.m., Monday through Saturday.
9. The landscaped area next to Craig Road shall be fifteen feet from the curb of Craig Road, which may include the sidewalk, and use either a berm, wall or shrubs, in any combination, to provide a minimum of a three foot tall barrier for preventing light and glare from automobile headlights on adjacent public rights-of-way.

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

Roy Smith, Architect, 3900 N. Rancho Drive Suite 104, Las Vegas, Nevada 89130 appeared on behalf of the applicant.

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

Commissioner Steve Brown MOVED and Commissioner Jo Cato SECONDED to APPROVE UN-93-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

12) VAC-25-03 (13004) SUN CITY ALIANTE UNIT 3 (Public Hearing)

An application submitted by G. C. Wallace on behalf of North Valley Enterprises LLC, property owner, for a vacation of the northerly 2 feet of Fantail Drive commencing at the junction with Kookaburra Way and proceeding south around the knuckle approximately 202 feet. The Assessor's Parcel Number is 124-17-111-098.

RECOMMENDATION

The Development Services Department recommends that VAC-25-03 be **approved** with the following conditions:

1. The legal description must include the five foot public utility easement.
2. The vacation must record concurrently with the final map.

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

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

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

Commissioner Harry Shull MOVED and Commissioner Nelson Stone SECONDED to APPROVE VAC-25-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #13 VAC-26-03 and #14 T-1041 are related.

13) VAC-26-03 (13029) GRAND TETON/VALLEY (Public Hearing)

An application submitted by Pardee Homes, property owner, for a vacation of the northerly 30 feet of Racel Street right-of-way commencing at San Mateo Street and proceeding east approximately 1,250 feet. The Assessor's Parcel Number is 124-70-301-012.

This application has been withdrawn by the applicant. Therefore, no action is necessary by the Planning Commission.

THE APPLICATION WAS WITHDRAWN BY APPLICANT.

Item #13 VAC-26-03 and #14 T-1041 are related.

14) T-1041 (13028) GRAND TETON/VALLEY

An application submitted by Pardee Homes of Nevada, property owner, for approval of a tentative map in an R-1 Single-Family Residential District (proposed PUD Planned Unit Development District) consisting of 282 single-family dwellings. The property is located at the southwest corner of Horse Drive and Valley Drive (Aviary Way). The Assessor's Parcel Numbers are 124-07-301-011, 124-07-301-012, 124-07-401-006 and 124-07-401-007.

RECOMMENDATION:

The Development Services Department recommends that T-1041 be **continued** to the January 14, 2004, Planning Commission meeting. If the applicant is unable or unwilling to continue the item, staff has no option but to recommend denial.

If the Planning Commission determines that **approval is warranted** at this time, then the following conditions are recommended:

1. That ZN-108-03 be approved by the City Council. If ZN-108-03 is not approved by the City Council, this tentative map shall be considered null and void; and
2. That the development of this site be in conformance with all conditions of approval for ZN-108-03; and
3. That T-972 be considered null and void; and
4. That no more than 278 lots be permitted for this development; and
5. That each lot have minimum dimensions of 45 feet in width and 100 feet in depth; and
6. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
7. Dedicate a 46-foot wide drainage easement north of and parallel to Grand Teton Drive or successfully obtain an amendment to the Clark County Regional Flood Control District that relocates the future flood control facility into the Grand Teton Drive right-of-way.
8. The entrance streets into the subdivision must have a minimum right-of-way width of 60 feet and the interior private streets must have a minimum right-of-way width of 41 feet.
9. Approval of this application is contingent upon the approval of AMP-62-03.
10. Should AMP-62-03 not be approved, a revision to show Racel Street in accordance with the Master Plan of streets and Highways will be necessary.
11. An update to the master traffic study which also supports the vacation of Racel Street is required.
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 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.
15. Additional right of way dedication is required to form flared intersections of Horse Drive/Valley Drive (Aviary Way) and Grand Teton Drive/Valley Drive (Aviary Way) per CCAUSD 201.1.

16. Additional right of way dedication is required for a bus turn-out along Grand Teton Drive and Valley Drive (Aviary Way) frontages.
17. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Horse Drive, Grand Teton Drive and Valley Drive (Aviary Way) frontages.
18. The actual access/entrance locations are subject to review and approval by the City of North Las Vegas Traffic Engineer.
19. The project's street access/entrance locations on to Horse Drive and Grand Teton Drive shall be located 660 feet from Valley Drive (Aviary Way) to ensure full access.
20. Dedicate right of way in accordance with the Master Plan of Streets and Highways.
21. The property owner shall grant roadway easements where public and private streets intersect prior to approval of the civil improvement plans.
22. A revocable encroachment permit for landscaping in the right of way will be required prior to approval of the civil improvement plans.
23. 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.
24. A Merger and Resubdivision parcel map is required.
25. The vacation of Racel Street (VAC-14-03) must record concurrently with the Merger and Resubdivision map.
26. Vacate public utility easements granted per parcel map file 5, page 65, and partially relinquished per instrument 990707:00784.
27. 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.
28. The alignments of Honduras Court and Basil Avenue must align and connect with the alignments for Racel Street to the east and west of this development.
29. No certificate of occupancy will be granted for resident unit within the development until after Fire Station 56 is in operation.
30. The developer must notify those residents along Horse Drive that there is a model airplane flying field on the north side of Horse Drive and that there are possibilities of noise and that, while the airplanes are not allowed to fly to the south of Horse Drive, a pilot may lose control of his aircraft; and
31. That the primary park area be provided with the following amenities, subject to review and approval of the Department of Parks & Recreation:
 - a. 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 over a non-porous surface and accompanying shade ramada
 - d. at least one large open space area for group / organized play
 - e. one large group shade area / gazebo (30' diameter), lighted
 - f. picnic tables and barbecue grills
 - g. benches spaced along park pathways
 - h. details of amenities to be provided
 - i. ½ court basketball, unlighted
 - j. climbing wall and playground mural
 - k. bicycle rack
 - l. game tables

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

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated she would like to have Condition #28 deleted.

Jimmy Johnson, Assistant Fire Chief, stated while the Fire Department encourages the east/west alignment of Racel for emergency purposes and the Fire Department's Response Plan he is not going to oppose the applicant's request to remove Condition #28 if the Planning Commission so chooses.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE T-1041 per staff's recommendations subject to the following changes:

Condition #4 Changed to Read: "That no more than **282** lots be permitted for this development"

Condition #28 Deleted.

Condition #32 Added to Read: "That the applicant will put in a gate that meets all Fire Department Codes and Ordinances at the unnamed cul-de-sac on the west side."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #15 UN-85-01 and #16 UN-86-01 are related.

15) UN-85-01 (13039) CENTENNIAL MARKET PLACE (Public Hearing)

An application submitted by Mark Lefkowitz on behalf of the Losee Center, LLC, property owner, for an extension of time on a use permit in a C-1 Neighborhood Commercial District to allow a convenience food store with gas pumps and a car wash. The property is generally located at the northeast corner of Losee Road and Centennial Parkway. The Assessor's Parcel Number is 124-24-401-001.

RECOMMENDATION

The Development Services Department Recommends **approval** of UN-85-01 with the following conditions:

1. The applicant must comply with all previous conditions.
2. 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>.
3. Additional right of way dedication is required at Centennial Parkway and Losee Road for the flared intersection per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
4. Dedicate right of way for a bus turn-out on Losee Road near Centennial Parkway.
5. The property owner shall grant an easement for the commercial driveways prior to approval of the civil improvement plans.
6. The property owner must sign a restrictive covenant for utilities.

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

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.

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE UN-85-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #15 UN-85-01 and #16 UN-86-01 are related.

16) UN-86-01 (13040) CENTENNIAL MARKET PLACE (Public Hearing)

An application submitted by Mark Lefkowitz on behalf of the Losee Center B, LLC, property owner, for an extension of time for a use permit in a C-1 Neighborhood Commercial District to allow the “on-sale” of alcoholic beverages in conjunction with a restaurant / lounge. The property is generally located north of Centennial Parkway and approximately 264 feet east of Losee Road. The Assessor’s Parcel Number is 124-24-401-002.

RECOMMENDATION

The Development Services Department Recommends that UN-86-01 be **denied** because construction of the Tavern is not imminent, and the applicant has not complied with a previous condition of approval.

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

1. That UN-86-01 shall expire on June 10, 2004.
2. That all applicable conditions of the original approval and extensions of time shall apply.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated this item was originally approved on November 28, 2001 and there have been three (3) extensions of time approved and if this item were approved it would be the fourth. Staff’s recommendation is for denial as it does not appear that the applicant will be in construction within the next six months and they will be back before the Planning Commission asking for another extension of time.

George Garcia, of G.C. Garcia, 1711 Whitney Mesa Drive, Suite 110, 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 Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE UN-86-01.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

17) ZOA-12-03 (13116) 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 17.24.200 (Commercial Development Standards and Design Guidelines) and Section 17.24.210 (Single-Family Design Guidelines) of the North Las Vegas Municipal Code to add requirements for meandering curvilinear sidewalks for single-family and commercial developments and providing for other matters properly related thereto.

RECOMMENDATION

The Development Services Department recommends that ZOA-12-03 be **approved**.

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

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

- ▶ Sean Ross, 3275 S. Jones Boulevard #102, Las Vegas, Nevada 89146

Mr. Ross stated asked for clarification regarding meandering sidewalks.

Mr. Jordan stated there is no current definition of “meandering,” however these design standards have been in place since either December 1999 or January 2000 and there have not been any difficulties with the definition of the word “meandering.”

Chairman Leavitt closed the Public Hearing.

Commissioner Harry Shull MOVED and Commissioner Steve Brown SECONDED to APPROVE ZOA-12-03 per staff’s recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

18) SPR-27-03 (13026) CRAIG RETAIL CENTER

An application submitted by Ross Burnett Business Properties on behalf of the Restated Declaration of trust dated November 24, 1989, Herbert W. Sutton Trustee, property owner, for a site plan review in a C-2 General Commercial District consisting of a 116,631 square feet commercial center. The property is located at the southeast corner of Revere Street and Craig Road. The Assessor's Parcel Number is 139-03-302-001.

RECOMMENDATION:

The Development Services Department recommends that SPR-27-03 be **continued** in order to address those issues outlined in the analysis section above.

If, however, the Planning Commission were to determine that **approval is warranted** at this time, staff recommends the following conditions:

1. All conditions of approval for UN-77-03, UN-78-03, UN-80-03 and UN-81-03.
2. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
6. Show the limits of the federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA) on the tentative map.
7. Approval of a traffic study is required prior to the submittal of the civil improvement plans.
8. The civil improvement plans for the project must include schedule 40 PVC fiber optic conduit along the project's Craig Road and Revere Street frontages.
9. The actual access/driveway locations are subject to review and approval by the City of North Las Vegas Traffic Engineer.
10. Additional right-of-way dedication is required at Craig Road and Revere Street for the flared intersection per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
11. Additional right-of-way dedication is required for a bus turn-out along Craig Road.
12. Per Title 17.24.16(K) and 16.24.010, the developer is required to construct off-site improvements.
13. The property owner shall grant an easement for the commercial driveways prior to approval of the civil improvement plans.
14. The developer will need to file a commercial subdivision if the intent is to sell off any portion of the site.
15. Show power poles and easements. Should any poles need to be relocated, it is the developer's responsibility.

16. The property owner shall sign a restrictive covenant for utilities.
18. The development comply with the Commercial Development Standards and Design Guidelines including, but not limited to:
 - a.) The convenience store with gas pumps and the supper club shall be oriented to the corners of the site;
 - b.) All landscaping requirements;
 - c.) Required pedestrian plaza areas;
 - d.) Architectural detailing on all elevations of the buildings.
19. All required landscaping be provided adjacent to Craig Road along the frontage of this site prior to the issuance of a Certificate of Occupancy.

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

Ross Burnett, 100 Corporate Park Drive, Suite 100, Henderson, Nevada 89074 appeared on behalf of the applicant.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE SPR-27-03 per staff's recommendations subject to the following change:

Condition #18e Added to Read: "Pad development shall be oriented to street frontage."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #19 T-1043 and #20 T-1044 are related.

19) T-1043 (13035) TROPICAL/DONNA 1

An application submitted by Perma-Bilt on behalf of N G A #2, LLC, property owner, for approval of a tentative map in an R-1 Single-Family Residential District consisting of 45 single-family dwellings. The property is located at the northeast corner of Donna Street and Tropical Parkway. The Assessor's Parcel Number is 124-26-202-009.

RECOMMENDATION:

The Development Services Department recommends that T-1043 be **continued indefinitely** to allow the applicant time to revise the proposed tentative map to be in compliance with the North Las Vegas Municipal Code. If the applicant is unable or unwilling to continue the item, then the Development Services Department has no option than to recommend that T-1043 be denied.

If, however, the Planning Commission determines that a **favorable action is warranted**, then the following conditions are recommended:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances, including the R-1 District setbacks and the Single Family Design Guidelines; and
2. That T-1000 shall be considered null and void; and
3. That the maximum number of lots permitted for this development shall be forty-five (45); and
4. That the lot configuration and subdivision design are not approved. Changes to the submitted map shall be required prior to the tentative map satisfying all codes and ordinances; and
5. That the perimeter walls be owned and maintained by the homeowners' association; and
6. That corner side yard landscaping be maintained by the homeowners' association; and
7. That a pedestrian access easement be provided over the emergency access and public utility easement generally located at the southwest corner of the subject site. The easement shall be landscaped and provided with a meandering sidewalk. The pedestrian access shall be open / accessible to all residents at all times; and
8. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
9. That a pedestrian access gate/location be provided from Tropical Parkway into the development at the south end of Street "B", as identified on the submitted map. The access shall be through a common element, shall be a minimum 20 feet in width and landscaped in accordance with the requirements set forth in the Zoning Ordinance. The area shall be identified as a pedestrian access easement and pedestrian access shall be permissible to the residents at all times; and
10. That all street sections 500 linear feet or longer shall incorporate a curvilinear design, or other form of traffic calming, subject to review and approval by the City Traffic Engineer. If necessary, the map shall be re-designed; and
11. That lots 41 through 45 shall front onto Street "B" and shall not have access onto Street "C". A minimum ten feet (10.00') of landscaping, which may include the sidewalk, shall be provided along the rear property lines of said lots. The landscape area shall be identified as a "Common Element" on the revised tentative, conforming tentative and final maps; and
12. The wall along the rear property lines of lots 41 through 45 shall be treated in the same manner as a perimeter wall; and

13. Notes shall be placed on the conforming tentative and final maps referencing the applicable conditions of approval, subject to review and approval by Planning staff; and
14. That five (5) copies of the conforming tentative map, incorporating all conditions mentioned herein, be submitted to the Department of Public Works prior to the issuance of any construction permits; and
15. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map; and
16. Per Title 16.12.030 the names of adjacent subdivisions shall be shown, including lot and block numbers; the location, names, approximate grades and right-of-way widths of all streets within the subdivision must be shown, as well as topography for the entire subdivision with contour intervals not to exceed two feet except in mountainous terrain.
17. 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.
18. Approval of a drainage study is required prior to submittal of the civil improvement plans.
19. 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.
20. 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 otherwise approved by the Director of Public Works or his designee.
21. Approval of a traffic study is required prior to submittal of the civil improvement plans.
22. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Tropical Parkway.
23. The actual access/entrance location are subject to review and approval by the City of North Las Vegas Traffic Engineer.
24. Show all power easements. All power poles must be fully located within the landscape area.
25. The property owner shall grant a public utility easement and emergency access easement across lot "C" between Tropical Parkway and street "B".
26. Label all common elements to be maintained by the homeowners association.
27. Place a note on the final map prohibiting access to street C from lots 41-45.
28. Remove one of the 48 foot typical street sections and add a street section for Donna Street.
29. Show the point of connection for the proposed 8 inch water line in Tropical Parkway.

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

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

Commissioner Harry Shull MOVED and Commissioner Steve Brown SECONDED to APPROVE T-1043 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #19 T-1043 and #20 T-1044 are related.

20) T-1044 (13027) TROPICAL/DONNA 2

An application submitted by Perma-Bilt on behalf of N G A #2, LLC, property owner, for approval of a tentative map in an R-1 Single-Family Residential District consisting of 88 single-family dwellings. The property is located at the southeast corner of Donna Street and Tropical Parkway. The Assessor's Parcel Number is 124-26-302-001.

RECOMMENDATION:

The Development Services Department recommends that T-1044 be **continued indefinitely** to allow the applicant time to revise the proposed tentative map to be in compliance with the North Las Vegas Municipal Code. If the applicant is unable or unwilling to continue the item, then the Development Services Department has no option than to recommend that T-1044 be denied.

If, however, the Planning Commission determines that a **favorable action is warranted**, then the following conditions are recommended:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances, including the R-1 District setbacks and the Single Family Design Guidelines; and
2. That T-1001 shall be considered null and void; and
3. That the maximum number of lots permitted for this development shall be eighty-eight (88); and
4. That the lot configuration and subdivision design are not approved. Changes to the submitted map shall be required prior to the tentative map satisfying all codes and ordinances; and
5. That the perimeter walls be owned and maintained by the homeowners' association; and
6. That corner side yard landscaping be maintained by the homeowners' association; and
7. That a pedestrian access easement be provided over the emergency access and public utility easement generally located at the southeast corner of the subject site. The easement shall be landscaped and provided with a meandering sidewalk. The pedestrian access shall be open / accessible to all residents at all times; and
8. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
9. That a pedestrian access gate/location be provided from the CAT bus turn-out into the development at the east end of Street "A", as identified on the submitted map. The access shall be through a common element with a minimum 20 feet in width and landscaped in accordance with the requirements set forth in the Zoning Ordinance. The pedestrian access shall be open / accessible to all residents at all times; and
10. That all street sections 500 linear feet or longer shall incorporate a curvilinear design, or other form of traffic calming, subject to review and approval by the City Traffic Engineer. If necessary, the map shall be re-designed; and
11. Notes shall be placed on the conforming tentative and final maps referencing the applicable conditions of approval, subject to review and approval by Planning staff; and
12. That five (5) copies of the conforming tentative map, incorporating all conditions mentioned herein, be submitted to the Department of Public Works prior to the issuance of any construction permits; and

13. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map; and
14. In order to ensure full access at the project's street access/entrance onto Tropical Parkway, it shall be located 660 feet from the Tropical Parkway/Bruce Street intersection.
15. The actual access/entrance location is subject to review and approval by the City of North Las Vegas Traffic Engineer.
16. Per Title 16.12.030 the names of adjacent subdivisions shall be shown, including lot and block numbers, the location, names, approximate grades and right-of-way widths of all streets within the subdivision must be shown, as well as topography for the entire subdivision with contour intervals not to exceed two feet except in mountainous terrain.
17. 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.
18. Nevada Power Company easements and power poles must be shown. The power poles must be located within the landscape area.
19. A public utility and emergency access easement over lot "b" between Bruce Street and Street "E" must be granted.
20. Label all common areas and indicate that the maintenance of all common areas is the responsibility of the Homeowners Association.
21. Correct the dimensions of the entry street section so the sum equals 60 feet.
22. Label Donna Street and provide a street section.
23. Approval of a drainage study is required prior to submittal of the civil improvement plans.
24. 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.
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* or as otherwise approved by the Director of Public Works or his designee.
26. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
27. Approval of a traffic study is required prior to submittal of the civil improvement plans.
28. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Tropical Parkway and Bruce Street frontages.
29. Existing/proposed utility line types shown in the legend should correspond with those shown on the plan.
30. The following right of way dedications are required:
 1. Donna Street - 30 feet
 2. Tropical Parkway - 40 feet
 3. Bruce Street - 40 feet
 4. right of way for a CAT bus turn-out on Bruce Street south of Tropical Parkway
 5. The flared intersection per Clark County Area Uniform Standard Drawing No. 201.1 at Bruce Street and Tropical Parkway

The application was presented by Bob Hoyes, Planner, on behalf of staff who indicated staff is recommending approval of this item with the deletion of Condition #7.

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

Commissioner Harry Shull MOVED and Commissioner Steve Brown SECONDED to APPROVE T-1044 per staff's recommendations subject to the following change:

Condition #7 Deleted.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

**There was a break in the proceedings at 8:55 PM
The meeting reconvened at 9:13 PM**

Item #21 T-1045 and #22 T-1046 are related.

21) T-1045 (13037) ALIANTE NORTH-PARCEL 19

An application submitted by PBS&J on behalf of North Valley Enterprises, 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 227 single-family dwellings. 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 T-1045 be **approved** with the following conditions:

1. "Street 10" shall end in a cul-de-sac in accordance with the North Las Vegas Community Developments Standards, more specifically, 4.19.11, Exhibit 39 in the Appendix.
2. The intersection of "Street 1" and "Street 4" must be eliminated or reconfigured to meet minimum A.A.S.H.T.O. alignment requirements.
3. "Street 2" shall align with the proposed median opening within Elkhorn Drive.
4. The actual access/entrance locations are subject to review and approval by the City of North Las Vegas Traffic Engineer.
5. The entrance of "Street 1" must be called out as "emergency access only" and will be gated per Fire Department standards.
6. Approval of a traffic study update, including a queuing analysis, is required prior to submittal of the civil improvement plans.
7. The drainage and utility easement must be revised to a public pedestrian access/drainage/public utility easement that conforms to North Las Vegas Municipal Code 17.24.210.D.4.a.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. Conformance with the overall conceptual drainage study is required.
10. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
11. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Elkhorn Drive frontage.
12. The property owner shall acquire public utility easements for the three areas where utilities cross parcel 59.
13. Label the public utility easement area between lots 25 and 26 and between lots 45 and 46 as common elements to be privately maintained by the homeowners association.
14. 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.
15. The public utility easements located shall be named as public access / utility easements and shall conform to the Aliante Design Standards for a trail interface.

16. Additional public access easements shall be located between lots 63 & 64 and between lots 73 & 74. These access points shall conform to the Aliante Design Standards.
17. Fire access lanes must be marked to maintain fire access lane width in accordance with Fire Code requirements.
18. All streets within the development shall conform to the curvilinear street requirements.
19. Unless expressly authorized through a variance, waiver or another approved method; the development shall comply with all applicable codes, ordinances, and design standards.
20. 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 Bob Hoyes, Planner, on behalf of staff who indicated staff is recommending approval of this item subject to the following changes:

Condition #16 be changed to read: “Additional public access easements shall be located between this development and Parcel 59 as approved by Planning. These access points shall conform to the Aliante Design Standards.”

Condition #18 Deleted.

Cory Leaver, 2270 Corporate Circle, Suite 100, Henderson, Nevada 89074 appeared on behalf of the applicant.

Commissioner Jay Aston MOVED and Commissioner Nelson Stone SECONDED to APPROVE T-1045 per staff's recommendations subject to the following changes:

Condition #16 Changed to Read: “Additional public access easements shall be located between this development and Parcel 59 as approved by Planning. These access points shall conform to the Aliante Design Standards.”

Condition #18 Deleted.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #21 T-1045 and #22 T-1046 are related.

22) T-1046 (13038) ALIANTE CLUB

An application submitted by North Valley Enterprises, LLC, property owner, for approval of a tentative map in a MPC Master Planned Community District consisting of 325 single-family dwellings. The property is located at the southwest corner of Farm Road and Aliante Parkway. The Assessor's Parcel Numbers are 124-18-710-001, 124-18-810-001, 124-17-410-001 and 124-17-410-002.

RECOMMENDATION

The applicant has met with Public Works and discussed Farm Road. Additionally, the applicant has met with city staff and has discussed the amenities in common lot "H". The applicant intends to develop common lot "H" as a recreational center, which will include a pool, play structures, basketball courts, tennis courts, and exercise facilities. The applicant has not submitted a site plan for the proposed recreation area however and the facility should be reviewed subject to Site Plan review and approval.

Public Works has submitted a revised memorandum and is satisfied with the removal of Farm Road from the Master Plan of Streets and Highways and is recommending approval of the tentative map.

As the applicant has addressed departmental concerns Development Services recommends approval of T-1046 with the following conditions of approval:

1. Amend the Master Plan of Streets and Highways to remove Farm Road.
2. Amend the final map for Aliante North as the submittal does not match the existing parcel boundaries.
3. The north end of "Street B" must end in a cul-de-sac in accordance with the North Las Vegas Community Developments Standards or be redesigned.
4. Approval of a drainage study that is in conformance with the overall conceptual drainage study is required.
5. The drainage and utility easement must be revised to a public pedestrian access/drainage/public utility easement that conforms to North Las Vegas Municipal Code 17.24.210.D.4.a.
6. Applicant must submit a traffic study update for review and approval.
7. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along project's Elkhorn Drive and Aliante Parkway frontages if not already existing.
8. The actual access/entrance locations are subject to review and approval by the City of North Las Vegas Traffic Engineer.
9. The subject site must receive the required R-1 MPC zoning classification prior to filing of the final map, or T-1046 shall become null and void.
10. 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.
11. The applicant shall submit a site plan for common lot "H" for review and approval prior to recordation of the Final Map.
12. Unless expressly authorized through a variance, waiver or another approved method; the development shall comply with all applicable codes, ordinances, and design standards.

13. 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 Bob Hoyes, 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 who stated he concurs with staff's recommendations.

Commissioner Steve Brown MOVED and Commissioner Jo Cato SECONDED to APPROVE T-1046 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

OLD BUSINESS

23) VAC-24-03 (12704) ANN & PECOS (Public Hearing)

An application submitted by Runvee Hobart Ltd NV c/o TELISCHAK & Co., property owner, to vacate a portion of Ann Road commencing at Pecos Road and proceeding east approximately 2,654 feet. The Assessor's Parcel Numbers are 123-30-301-001 and 123-31-101-001.

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

(from the 11/12/03 Planning Commission meeting):

RECOMMENDATION

The Development Services Department recommends that VAC-24-03 be **denied**.

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

1. The following right of way dedications are required:
 - a. 60' right of way for Lamb Boulevard and associated spandrels
 - b. 80' right of way for Walnut Road and associated spandrels
 - c. 60' right of way for Tropical Parkway from Pecos Road to Sandy Lane transitioning to 50' from Sandy Lane to Lamb Boulevard and associated spandrels
 - d. additional right of way for flared intersections at Tropical Parkway and Pecos Road, Ann Road and Pecos Road, Tropical Parkway and Walnut Road, Tropical Parkway and Lamb Boulevard and at Ann Road and Lamb Boulevard
 - e. right of way for CAT bus turn-outs at Pecos Road near Ann Road, Tropical Parkway near Pecos Road, Tropical Parkway near Walnut Road, Lamb Boulevard near Ann Road, Ann road near Lamb Boulevard, Ann Road near Pecos Road and on Walnut Road near Tropical Parkway
 - f. additional right of way for the flood control facility paralleling the UPRR and various other proposed flood control facilities to be better determined by a drainage study
 - g. additional right of way for the bridge area where Lamb Boulevard and the UPRR intersect.
2. Amend the Master Plan of Streets and Highways to remove Ann road or dedicate 80' right of way for Ann Road along its existing alignment from Pecos Road to where it curves northerly and intersects with Walnut Road and between the UPRR and I-15.

The application was presented by Marc Jordan, Principal 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 who stated he believes this application will be withdrawn without prejudice and suggested this item be continued until staff receives written notice.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to CONTINUE VAC-24-03 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

24) ZOA-11-03 (12683) 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 to add requirements for alternate fencing materials, and providing for other matters properly related thereto.

This item was continued from the November 12, 2003 Planning Commission meeting.

(from the 11/12/03 Planning Commission meeting):

RECOMMENDATION

The Development Services Department recommends that ZOA-11-03 be **approved**.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item subject to the following condition:

Section 4, Subsection 4 be amended to read: "that the posts and/or all connections shall not be attached to the homes or as approved by the Building Safety Division."

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

- ▶ Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109

Ms. Lazovich stated she concurs with the amendment Mr. Jordan stated for this item.

- ▶ Larry Eartham, 4070 Via Dana, Las Vegas, Nevada 89141

Mr. Eartham stated he appreciates what staff has done with this item and concurs with recommendations.

Chairman Leavitt closed the Public Hearing.

Vice-Chairman Marilyn Kirkpatrick stated she would like to see an additional condition added to read: "that the proposed fence should include design elements such that 20% of the fence facade should be contrasting with the other 80% by use of architectural design."

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE ZOA-11-03 per staff's recommendations subject to the following change:

Section 4, Subsection 4 be amended to read: "that the posts and/or all connections shall not be attached to the homes or as approved by the Building Safety Division."

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

The item was APPROVED.

Item #25 AMP-57-03 and #26 ZN-102-03 are related.

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

25) 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.

These items were continued from the Planning Commission meetings of October 22nd and November 12th.

RECOMMENDATION:

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

Chairman Dean Leavitt stated that staff has been informed that this item, along with its companion item #26 ZN-102-03 will be requested to be withdrawn, however staff has not yet received that notification and with that in mind he stated he will ask for an indefinite continuance.

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

- ▶ Alan Rose, 7409 Painted Shadow Way, Las Vegas, Nevada 89149

Mr. Rose stated that he is really there to support Jules who is the one that wants to speak to the Commission.

- ▶ Julianna Smith, 5980 Michelli Crest, Las Vegas, Nevada 89149

Ms. Smith stated she is known as "Jules" and requests to know why the applicant wants an indefinite continuance.

Chairman Dean Leavitt explained the applicant has indicated they plan to withdraw the application, however have submitted that request in writing yet to staff and therefore the item is being continued indefinitely to allow the written submission requesting this item be withdrawn.

Ms. Smith stated she is concerned about what the true intentions of the applicant are.

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

Commissioner Harry Shull MOVED and Chairman Dean Leavitt SECONDED to CONTINUE AMP-57-03 INDEFINITELY.

The motion carried by MAJORITY vote with Vice-Chairman Marilyn Kirkpatrick voting against the motion and Commissioner Nelson Stone abstained from voting on this item due to a business interest.

The item was CONTINUED INDEFINITELY.

Item #25 AMP-57-03 and #26 ZN-102-03 are related.

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

26) 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.

These items were continued from the Planning Commission meetings of October 22nd and November 12th.

(from the 10/22/03 Planning Commission meeting):

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 1/14/04 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 ZN-102-03 INDEFINITELY.

The motion carried by MAJORITY vote with Vice-Chairman Marilyn Kirkpatrick voting against the motion and Commissioner Nelson Stone abstained from voting on this item due to a business interest.

The item was CONTINUED INDEFINITELY.

Item #27 ZN-99-03 and #28 T-1030 are related.

27) 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.

This item was continued from the Planning Commission meetings of October 22nd and November 12th.

(from the 10/22/03 Planning Commission meeting):

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 has been notified the applicant intends to withdraw this application, however no written notice has been received yet, therefore staff recommends this item be continued indefinitely.

Chairman Dean Leavitt called for the applicant to come forward, however the applicant was not present.

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 or withdrawn.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to CONTINUE ZN-99-03 INDEFINITELY per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

Item #27 ZN-99-03 and #28 T-1030 are related.

28) 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.

These items were continued from the Planning Commission meetings of October 22nd and November 12th.

(from the 10/22/03 Planning Commission meeting):

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 has been notified the applicant intends to withdraw this application, however no written notice has been received yet, therefore staff recommends this item be denied as the applicant is not present to concur with a recommendation for continuance.

Chairman Dean Leavitt called for the applicant to come forward, however the applicant was not present.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to DENY T-1030 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

Item #29 VAC-17-03, #30 VAC-18-03 and #31 T-1007 are related.

29) 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.

This application was continued from the November 12, 2003; October 22, 2003; September 24, 2003; and the September 10, 2003 Planning Commission meetings at the request of the applicant.

(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.

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 Harry Shull MOVED and Chairman Dean Leavitt SECONDED to APPROVE VAC-17-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED

Item #29 VAC-17-03, #30 VAC-18-03 and #31 T-1007 are related.

30) 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.

This application was continued from the November 12, 2003; October 22, 2003; September 24, 2003; and the September 10, 2003 Planning Commission meetings at the request of the applicant.

(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.

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 Harry Shull MOVED and Chairman Dean Leavitt SECONDED to APPROVE VAC-18-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #29 VAC-17-03, #30 VAC-18-03 and #31 T-1007 are related.

31) 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 application was continued from the November 12, 2003; October 22, 2003; September 24, 2003; and August 27, 2003 Planning Commission meetings at the request of the applicant.

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

RECOMMENDATION:

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

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

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. This Tentative Map shall be null and void if AMP-19-03 and ZN-36-03 are not approved by the City Council.
3. All conditions for ZN-36-03 shall also apply, if a conflict occurs, the more restrictive shall apply.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
6. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*.
7. Remove section thickness from the typical sections. The off-site pavement sections shown on the civil plans will be designed in accordance with Standard Specifications Section 401 using the AASHTO model.
8. The drawing must be revised to show the Southern Nevada Water Authority (SNWA) water-line 60' acquisition and additional 60' easement adjacent to drainage channel dedication.
9. The Nevada Power Company power poles and easement must be delineated per document 418073 recorded on March 4, 1964 in book 519 per the preliminary title report.
10. The property owner must file a reversionary parcel map to combine parcels prior to approval of the civil improvement plans.
11. The plans must be revised to label the area south of Washburn Road and adjacent to the Union Pacific Railroad (UPRR) as public or private. Responsibility for maintenance of this area will need to be shown.

12. Label all landscape areas and open spaces as “Common elements to be maintained by the homeowner’s association”.
13. The Master Plan of Streets and Highways (MPSH) must be amended to show Ann Road between Pecos Road and Lamb Boulevard (Ann Road was realigned to Walnut).
14. The rights-of-way of adjacent streets must be dedicated in accordance with the MPSH.
15. Roadway easements must be granted where public and private streets intersect.
16. A portion of Fisher Avenue must be vacated where the street transitions from sixty feet to fifty-one feet.
17. The 50-feet of existing right-of-way along the old Ann Road alignment will need to be vacated, reserving a Public Utility Easement for drainage and SNWA right-of-way.
18. The word “easement” must be removed from the drainage channel adjacent to UPRR. This was dedicated per instrument 98116:01899.
19. Approval of a traffic study with modeling to demonstrate the adequate capacity of internal streets and two entry points is required prior to submittal of the civil improvement plans.
20. Parking on the internal streets is limited to one side. Developer must install “No Parking” signs.
21. There is no implied approval of the water and sanitary sewer facilities as shown. The need for a sanitary sewer lift station and force mains must be sufficiently demonstrated; the City of North Las Vegas does not normally accept maintenance for these facilities.
22. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
23. A minimum of two paved means of access from existing streets to this development will be provided.
24. Fire hydrants shall be designed and installed in accordance with Fire Code requirements.
25. That the maximum number of dwelling units permitted within the development be 469.
26. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet.
27. That all conditions mentioned herein be satisfied prior to recording any final map.
28. That the following setbacks apply:
 - a. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
 - b. Interior side: Five (5) feet.
 - c. Corner side: Ten (10) feet.
 - d. Rear yard: Fifteen (15) feet.
29. That the perimeter walls be owned and maintained by the homeowners’ association.
30. That corner side yard landscaping be maintained by the homeowners’ association.
31. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.

32. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development.
33. A final development plan shall be required for Planning Commission review and approval. The final development plan shall provide details of the park areas showing landscaping and amenities.
34. Fisher Way shall conform to the Curvilinear Street Requirement as described in 16.20.050 of the Municipal Code.
35. Measures to achieve a noise level reduction, outdoor-to-indoor, of 25 decibels must be incorporated into the design and construction.
36. The following Park and Recreation amenities shall be provided:
 1. circuitous lighted paths
 - b. a minimum of 20 24-inch box trees per acre
 - 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 1/14/04 Planning Commission meeting.

Commissioner Harry Shull MOVED and Commissioner Jo Cato SECONDED to CONTINUE T-1007 to the 1/14/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/14/04.

32) T-1036 (12698) TROPICAL & LAWRENCE

An application submitted by Centex Homes on behalf of American Care Group, Inc., property owner, for approval of a tentative map in an R-E Ranch Estates District (proposed R-1 Single-Family Residential District) consisting of 92 single-family dwellings. The property is located at the northeast corner of Lawrence Street and El Campo Grande Avenue. The Assessor's Parcel Number is 124-26-701-006.

This item was continued indefinitely, with the applicant's concurrence, from the Planning Commission meeting of November 12, 2003, to allow the applicant sufficient time to address all issues of concern regarding UN-13-94 and the vacation of the 200-foot easement. At the time this memorandum was prepared a vacation request for the 200-foot easement had not been submitted, therefore, details on how the vacation will affect the design of the tentative map and the trail system are still not known at this time. Therefore, staff's recommendation for **indefinite continuance** has not changed.

If however, the Planning Commission determines that **approval is warranted** at this time, the development Services Department recommends that T-1036 be subject to the following conditions:

1. That T-1036 shall become null and void if either AMP-60-03 or ZN-107-03 is not approved by City Council.
2. That the development comply with the Single Family Design Guidelines.
3. That the Nevada Power easement along Lawrence Street shall be landscaped.
4. That perimeter landscaping of the exterior street perimeter be designated as "Common Elements" and that interior perimeter landscaping commonly described as corner side yard landscaping be addressed as allowed for in the North Las Vegas Municipal Code Section 17.24.210(E).
5. That the perimeter walls be owned and maintained by the homeowners' association.
6. That corner side yard landscaping shall be maintained by the homeowner of the lot and that provisions and enforcement of such shall be provided within the CC&R's.
7. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
8. That plastic, vinyl and similar materials shall not be permitted as part, or in whole for the construction of any perimeter or return 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.
9. Dedication of 20 feet of right-of-way along the west side of the drainage channel shall be provided for the Southern Nevada Regional Trail System.
10. Trail access easements shall be provided from Tropical Parkway and from the interior of the subdivision to the trail.
11. The 20-foot drainage easement proposed from Turtle Beach Avenue to the drainage channel shall also serve as pedestrian access to the trail system.
12. Unless expressly, authorized through a variance, waiver or another method, development shall

comply with all applicable codes and ordinances.

13. Additional right-of-way will need to be dedicated for the Tropical Parkway Channel/Upper Las Vegas Channel confluence.
14. The limits of the existing 200-foot drainage easement along the wash must be shown on the tentative map.
15. Approval of a drainage study is required prior to the submittal of the civil improvement plans.
16. 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.
17. Side lot easement to be revised to conform with North Las Vegas Municipal Code 17.24.210.D.4.a.
18. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' North Neighborhood Flood Control Mater Plan or as otherwise approved by the Director of Public Works or his designee.
19. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
20. The tentative map must be signed and dated by the Engineer.
21. The Federal Emergency Management Agency designated Special Flood Hazard Area must be shown on the tentative map.
22. Approval of a traffic study is required prior to the submittal of the civil improvement plans.
23. The civil improvement plans for the project must include schedule 40 PVC fiber optic conduit along Tropical Parkway.
24. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
25. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
26. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

Prior to the Planning Commission meeting, the applicant requested the item be continued indefinitely.

Commissioner Harry Shull MOVED and Commissioner Jo Cato SECONDED to CONTINUE T-1036 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

Item #33 AMP-63-03 and #34 ZN-109-03 are related.

33) AMP-63-03 (12739) PT MINING COMPANY, LLC (Public Hearing)

An application submitted by PT Mining Company, LLC, on behalf of North 5th Centennial-1, LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of MHDR Medium-High Density Residential to Neighborhood Commercial. The property is generally located at the southwest corner of North 5th Street and Centennial Parkway. The Assessor's Parcel Numbers are 124-27-503-001, 124-27-503-007, 124-27-503-008 and 124-27-503-009.

These items were continued at the applicant's request at the November 25, 2003 meeting.

(from the 11/25/03 Planning Commission meeting):

RECOMMENDATIONS:

The Development Services Department recommends that AMP-63-03 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 this item be denied.

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

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

Commissioner Nelson Stone MOVED and Chairman Dean Leavitt SECONDED to DENY AMP-63-03 per staff's recommendations.

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

The item was DENIED.

Item #33 AMP-63-03 and #34 ZN-109-03 are related.

34) ZN-109-03 (12741) PT MINING COMPANY, LLC (Public Hearing)

An application submitted by PT Mining Company, LLC, on behalf of North 5th Centennial -1, LLC, property owner, for reclassification of property from an R-E Ranch Estates District to a C-1 Neighborhood Commercial District. The property is generally located at the southwest corner of North 5th Street and Centennial Parkway. The Assessor's Parcel Numbers are 124-27-503-001, 124-27-503-007, 124-27-503-008 and 124-27-503-009.

RECOMMENDATIONS:

The Development Services Department recommends that ZN-109-03 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 this item be denied.

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

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

Commissioner Nelson Stone MOVED and Commissioner Steve Brown SECONDED to DENY ZN-109-03 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Jo Cato voting against the motion.

The item was DENIED.

35) T-1040 (12852) ALIANTE PARCEL 69

An application submitted by Pulte Homes of Nevada on behalf of North Valley Enterprises, LLC, property owner, for approval of a tentative map in a MPC Master Planned Community District (proposed R-3 Multifamily Master Planned Community District) consisting of 362 multifamily units. 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.

This item was continued from the November 25, 2003, Planning Commission meeting to allow the applicant time to submit a revised tentative map.

(from the 11/25/03 Planning Commission meeting):

RECOMMENDATION

The Development Services Department recommends that T-1040 be **continued indefinitely** to allow the applicant time to provide the additional information.

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

1. Approval of a drainage study is required prior to submittal of the civil improvement plans.
2. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
3. City of North Las Vegas concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. Conformance with the overall conceptual drainage study is required.
5. Label the drainage easement in the southeast corner of the site as public and grant a public utility easement over the same area to be privately maintained.
6. Label the common elements to be maintained by the homeowners association.
7. A traffic study update with queuing analysis is required.
8. The entry driveway on Decatur Boulevard is limited to a right-in, right-out.
9. The radius at the intersections must be a minimum of 25 feet.
10. A stop sign is required at the intersection of the public/private streets near the rear gate. The flow of traffic on the public street will not be interrupted.
11. The guest parking is to be strategically placed and within 300 feet of the units to be serviced.
12. The subject site must receive the required R-3 MPC zoning classification prior to filing of the final map, or T-1040 shall become null and void.
13. Unless expressly authorized through a variance, waiver or another approved method; the development shall comply with all applicable codes, ordinances, and design standards.
14. 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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 1/28/04 Planning Commission meeting.

Commissioner Harry Shull MOVED and Commissioner Steve Brown SECONDED to CONTINUE T-1040 to the 1/28/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/28/04.

36) T-892 (12804) CLEAR BROOK PLAZA

An application submitted by Investors Realty Group on behalf of Simmons Investment and Lake Mead Simmons, LLC, property owners, for an extension of time for a tentative map review in a Planned Unit Development District (PUD) consisting of a commercial subdivision. The property is generally located north of Coran Lane approximately 774 feet west of Simmons Street. The Assessor's Parcel Numbers are 139-20-202-010 and 139-20-202-011.

This item was continued from the Planning Commission meeting of November 25th, at the request of the applicant.

(from the 11/25/03 Planning Commission meeting):

RECOMMENDATION

The Development Services Department recommends that T-892 be **denied** as recommended by the Department of Public Works.

If however, the Planning Commission determines that **approval is warranted** at this time, the development Services Department that T-892 be subject to the following conditions:

1. The past due amount must be paid within thirty (30) days, otherwise, any approval becomes null and void. In addition, the developer must sign, within that same thirty (30) days, a cost participation agreement for traffic control improvements to the intersections of Lake Mead Boulevard & Allen Lane and Coran Lane & Rancho Drive.
2. The property owner shall grant an easement for the commercial driveways prior to approval of the civil improvement plans.
3. 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.
4. The property owner must sign a restrictive covenant for utilities.
5. Dedicate 30 feet right of way from APN 139-20-202-010 for Coran Lane.
6. A revocable encroachment permit for landscaping in the right of way will be required prior to approval of the civil improvement plans.
7. The developer shall comply with all previously approved conditions of approval.

The application was presented by Bob Hoyes, Planner, on behalf of staff who indicated staff is recommending this item be denied.

Richard Turner, 9960 W. Cheyenne Avenue, Las Vegas, Nevada 89129 appeared on behalf of the applicant.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to DENY T-892 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

PUBLIC FORUM

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

No members of the public came forward.

DIRECTOR'S BUSINESS: None

CHAIRMAN'S BUSINESS: None

ADJOURNMENT: 10:00 PM

A motion to ADJOURN the December 10, 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