

MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Dean Leavitt, Chairman
Nelson Stone
Jay Aston
Harry Shull

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Marilyn Kirkpatrick, Vice-Chairman
Jo Cato
Steve Brown

Planning Commission MINUTES are available on the internet at:

www.cityofnorthlasvegas.com

January 28, 2004

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:

Jacque Hinchman, Acting Director, Planning and Zoning
Marc Jordan, Acting Planning Manager
Mary Aldava, Planner
Lenny Badger, Public Works
Clete Kus, Transportation Services
Steven DiGiovanni, Fire Department
Jim Lewis, Deputy City Attorney
Ted Karant, Recording Secretary

ANNOUNCEMENTS:

Verification of compliance with NRS 241, Open Meeting Law.

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

PLEDGE OF ALLEGIANCE

Chairman Dean Leavitt

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

MINUTES

Approval of the MINUTES for the Planning Commission meeting of January 14, 2004.

Commissioner Jay Aston MOVED and Commissioner Nelson Stone SECONDED to APPROVE the minutes of the January 14, 2004 Planning Commission Meeting.

The motion carried by MAJORITY vote with Commissioner Harry Shull abstaining from voting as he was not present at the January 14, 2004 Planning Commission meeting.

CONSENT AGENDA

A) PW-31-04 (13876) ANNENDALE, UNIT 2, PHASE 1

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Motorists Insurance Company to release the Subdivision Bond in the amount of \$201,023.52.

B) PW-32-04 (13877) TEXAS STATION EXPANSION, PHASE 2

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Amwest Surety Insurance Company to release the Off-Site Improvements Bond in the amount of \$7,642.00.

C) PW-33-04 (13878) ELDORADO NO. 9, R1-60 NO. 6

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify United Pacific Insurance Company to release the Subdivision Bond in the amount of \$455,989.11.

D) PW-34-04 (13879) ELDORADO NO. 6, R1-60 NO. 5

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify United Pacific Insurance Company to release the Subdivision Bond in the amount of \$437,614.10.

E) PW-35-04 (13880) CENTENNIAL HIGHLANDS, UNIT 1

Approve the Subdivision Off-Site Improvements Agreement by Centennial, LLC and accept the Subdivision Bond in the amount of \$616,213.73.

F) PW-36-04 (13881) CENTENNIAL HIGHLANDS, UNIT 2

Approve the Subdivision Off-Site Improvements Agreement by Centennial, LLC and accept the Subdivision Bond in the amount of \$506,730.68.

G) PW-37-04 (13882) CENTENNIAL BRUCE SOUTH 40, UNIT 3

Approve the Subdivision Off-Site Improvements Agreement by William Lyon Homes, Inc., and accept the Subdivision Bond in the amount of \$251,279.33.

H) PW-38-04 (13889) CENTENNIAL BRUCE NORTH 40, UNIT 4

Approve the Subdivision Off-Site Improvements Agreement by William Lyon Homes, Inc., and accept the Subdivision Bond in the amount of \$289,194.68.

Commissioner Jay Aston MOVED and Commissioner Jo Cato SECONDED to APPROVE Consent Agenda Items A through H.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

Items #1 AMP-07-04, #2 ZN-10-04 and #3 T-1058 are related.

1) AMP-07-04 (13480) ANN AND FERRELL (Public Hearing)

An application submitted by Amstar Homes on behalf of Carnegie Heights, LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to M-LDR Medium-Low Density Residential. The property is located at the northwest corner of Ferrell Street and Ann Road. The Assessor's Parcel Numbers are 124-29-401-004 and 124-29-401-006.

RECOMMENDATION:

The Development Services Department recommends that AMP-07-04 be **approved** as the proposed plan amendment meets the standards established in the Comprehensive Plan.

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

Elizabeth Scott, or WRG Design, Inc., 3011 W. Horizon Ridge Parkway, Henderson, Nevada 89052 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 Harry Shull SECONDED to APPROVE AMP-07-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #1 AMP-07-04, #2 ZN-10-04 and #3 T-1058 are related.

2) ZN-10-04 (13478) ANN AND FERRELL (Public Hearing)

An application submitted by Amstar Homes on behalf of Carnegie Heights, LLC, property owner, for a reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 79 single-family dwellings. The property is located at the northwest corner of Ferrell Street and Ann Road. The Assessor's Parcel Numbers are 124-29-401-004 and 124-29-401-006.

After the Staff Report for this application was published, the applicant's representative met with the Parks and Recreation Department staff and agreed to the amenities for this site.

DEPARTMENT COMMENTS:

Parks & Recreation Department: Please see the attached memorandum.

Clark County School District: Please see the attached letter.

Clark County Department of Aviation: Please see the attached letter.

Therefore, the Planning and Zoning Department recommends that ZN-10-04 be approved with the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
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 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.
4. Fire access lane width shall be designed, installed, and maintained in accordance with the Fire Code.
5. The following setbacks shall be maintained:
 - a. Twenty (20) foot front;
 - b. Fifteen (15) foot rear;
 - c. Five (5) foot side lot; and
 - d. Ten (10) foot corner side lot.
6. The following open space amenities should be provided as a minimum:
 - a. Circuitous lighted paths;
 - b. A minimum of 20 24-inch box trees per acre;
 - c. At least two (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. ADA accessibility;
 - i. Details of amenities to be provided.
7. Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas set forth in the Clark County Area Uniform Standard Drawing No. 210. Parking is limited to one side of the street and the developer must install no parking signs and provide red-painted curbs.

8. Sidewalk is required on a minimum of one side of all interior, private streets.
9. The stub streets shown must be revised to include the recently adopted cul-de-sac design which features a minimum 24 feet back of curb radius.
10. Approval of a drainage study is required prior to submittal of the civil improvement plans.
11. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
12. 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.
13. 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.
14. Approval of a traffic study including queuing analysis is required prior to submittal fo the civil improvement plans.
15. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Ann Road.
16. All common elements shall be labeled as such and be maintained by the homeowners association.
17. The final map shall be labeled as a Merger and Resubdivision.
18. Dedication of the following right-of-way is required:
 - a. 30 feet and associated spandrels on El Campo Grande
 - b. 30 feet and associated spandrels on Ferrell Street
19. The property owner is required to grant roadway easements where public and private streets intersect prior to civil improvement plan approval.
20. The property owner is required to grant pedestrian access easements from the end of Bailey Street to El Campo Grande Avenue and from the end of Bargull Street to El Campo Grande Avenue.
21. The property owner is required to grant a public utility easement and emergency access easement between lots 3 and 4, and label same as a common element to be maintained by the homeowners association.
22. The Nevada Power Company easement listed in the preliminary title report as document 980224:01529 recorded February 24, 1998, needs to be shown on the plans.
23. Special Improvement District 57 on both APN 124-29-401-004 and 124-29-401-006 must be paid in full prior to recordation of the final map.
24. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.

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

Elizabeth Scott, or WRG Design, Inc., 3011 W. Horizon Ridge Parkway, Henderson, Nevada 89052 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 Jo Cato SECONDED to APPROVE ZN-10-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #1 AMP-07-04, #2 ZN-10-04 and #3 T-1058 are related.

3) T-1058 (13481) ANN AND FERRELL

An application submitted by Amstar Homes on behalf of Carnegie Heights, LLC, property owner, for approval of a tentative map in an R-E, Ranch Estates District (proposed property reclassification to PUD, Planned Unit Development District) consisting of 79 single-family dwellings. The property is located at the northwest corner of Ferrell Street and Ann Road. The Assessor's Parcel Numbers are 124-29-401-004 and 124-29-401-006.

After the Staff Report for this application was published, the applicant's representative met with the Parks and Recreation Department staff and agreed to the amenities for this site.

Therefore, the Planning and Zoning Department recommends that T-1058 be approved with the conditions of approval as outlined in the original staff report.

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

Elizabeth Scott, or WRG Design, Inc., 3011 W. Horizon Ridge Parkway, Henderson, Nevada 89052 appeared on behalf of the applicant and stated she concurs with staff's recommendations.

Commissioner Jay Aston MOVED and Commissioner Jo Cato SECONDED to APPROVE T-1058 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #4 AMP-08-04 and #5 ZN-11-04 are related.

4) AMP-08-04 (13575) RANCHO MIRAGE PLAZA (Public Hearing)

An application submitted by R M N L V II, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Neighborhood Commercial. The property is generally located north of Ann Road and approximately 245 feet east of Revere Street. The Assessor's Parcel Number is 124-27-401-001.

RECOMMENDATIONS:

The Planning and Zoning Department recommends that AMP-08-04 be **denied** as the proposed plan amendment does not meet the standards established in the Comprehensive Plan.

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

Kent Clifford, 6142 W. Sahara Avenue, Las Vegas, Nevada 89146 appeared on behalf of the applicant.

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Steve Brown SECONDED to DENY AMP-08-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

Items #4 AMP-08-04 and #5 ZN-11-04 are related.

5) ZN-11-04 (13574) RANCHO MIRAGE PLAZA (Public Hearing)

An application submitted by R M N L V II, property owner, for a reclassification of property from an R-E Ranch Estates District to a C-1 Neighborhood Commercial District. The property is generally located north of Ann Road and approximately 245 feet east of Revere Street. The Assessor's Parcel Number is 124-27-401-001.

RECOMMENDATIONS:

The Planning and Zoning Department recommends that ZN-11-04 be **denied** as the subject site does not comply with the guidelines established in the Comprehensive Plan.

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

Kent Clifford, 6142 W. Sahara Avenue, Las Vegas, Nevada 89146 appeared on behalf of the applicant.

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Steve Brown SECONDED to DENY ZN-11-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

Items #6 AMP-09-04, #7 ZN-12-04 and #8 T-1059 are related.

6) AMP-09-04 (13638) ANN AND COMMERCE TRAILS (Public Hearing)

An application submitted by Perma-Bilt on behalf of Nevada Business Associates, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to MDR Medium Density Residential. The property is located at the southwest corner of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-34-101-0156.

RECOMMENDATION:

The Planning and Zoning Department recommends that AMP-09-04 receive a **favorable recommendation** from the Planning Commission and that this item be forwarded to the City Council with a recommendation for Medium-Low Density Residential, rather than Medium Density Residential, as proposed by the applicant.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item as M-LDR Medium-Low Density Residential.

Brad Jones, 3011 W. Horizon Ridge Parkway, Henderson, Nevada 89052 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 Chairman Dean Leavitt SECONDED to APPROVE AMP-09-04 per staff's recommendations as M-LDR Medium-Low Density Residential.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #6 AMP-09-04, #7 ZN-12-04 and #8 T-1059 are related.

7) ZN-12-04 (13637) ANN AND COMMERCE TRAILS (Public Hearing)

An application submitted by Perma-Bilt on behalf of Nevada Business Associates, property owner, for a reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 85 single-family dwellings. The property is located at the southwest corner of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-34-101-0156.

RECOMMENDATION:

The Planning and Zoning Department recommends that ZN-12-04 receive a **favorable recommendation** from the Planning Commission and that this item be forwarded to the City Council for final consideration subject to the following conditions:

1. That unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. 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.
3. Fire access lane width shall be designed, installed, and maintained in accordance with the Fire Code.
4. A minimum of two means of fire apparatus access are required to each group of 25 or more residential units.
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. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. 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.
8. Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas set forth in Clark County Area Uniform Standard Drawing No. 210. Parking is limited to one side of the street and the developer must install no parking signs and provide red-painted curb.
9. Sidewalk is required on a minimum of one side of all interior, private streets.
10. The stub streets shown must be revised to include the recently adopted cul-de-sac design which features a minimum 24 feet back of curb radius.
11. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
12. Approval of a traffic study with queuing analysis is required prior to submittal of the civil improvement plans.
13. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Ann Road and Commerce Street.
14. Developer to remove left turn pocket on Ann road.

15. A cost participation agreement is required for the medians on Ann road and Commerce Street. Contact Sonya Spears, Management Analyst, at 633-1975 for additional information.
16. All common elements shall be labeled as such and to be maintained by the homeowners association.
17. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
18. The property owner is required to grant roadway easements where public and private streets intersect prior to civil improvement plan approval.
19. Right of way dedication for a CAT bus turn-out on Commerce Street near Ann Road is required.
20. Dedication of additional right of way is required for a flared intersection at Commerce Street and Ann Road per Uniform Standard Drawings for Public Works' Construction Off-site Improvements Drawing Number 201.1.
21. That the 3,275-square-foot open space area (intended for ages 3-5) identified on the southwest corner of Street D and Street A be relocated to the southeast corner of Street E and Street A; and
22. That corner side lot landscaping, minimum 10 feet in width (which may include the sidewalk), be provided adjacent to all interior corner side lots; and
23. That all perimeter walls be owned and maintained by the homeowners association; and
24. That the developer disclose to prospective home-buyers that corner side lot areas are reserved exclusively for landscaping; and
25. That 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; and
26. That measures to achieve a noise reduction, outdoor-to-indoor, of 25 decibels must be incorporated into the design and construction of the dwellings; and
27. That the sidewalk along Ann Road be separated from the back-of-curb by a minimum five feet (5.00') of landscaping; and
28. That a pedestrian access gate be provided from Ann Road at the northern end of Street E; and
29. That a minimum 61,573 square feet of open space shall be provided; and
30. That a minimum 30,000 square feet of open space be constructed prior to the issuance of the 30th building permit. All of the required open space shall be constructed prior to the issuance of the 60th building permit; and
31. That the applicant meet with the Department of Parks and Recreation prior to application of a final development plan to ensure that an appropriate amenities package is provided; and
32. That the total number of lots within this development shall not exceed 85; and
33. That each lot shall have a minimum lot width of 45 feet and a minimum lot depth of 100 feet for a minimum lot size of 4,500 square feet; and
34. That the setbacks shall comply with those established for the R-1 zoning district.

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

Brad Jones, 3011 W. Horizon Ridge Parkway, Henderson, Nevada 89052 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Commissioner Nelson Stone MOVED and Commissioner Jo Cato SECONDED to CONTINUE ZN-12-04 to the 2/11/04 Planning Commission meeting.

The motion carried by MAJORITY vote with Commissioner Jay Aston voting against the motion.

The item was CONTINUED to 2/11/04.

Items #6 AMP-09-04, #7 ZN-12-04 and #8 T-1059 are related.

8) T-1059 (13636) ANN AND COMMERCE TRAILS

An application submitted by Perma-Bilt on behalf of Nevada Business Associates, property owner, for approval of a tentative map in an R-E Ranch Estates District (proposed PUD Planned Unit Development District) consisting of 85 single-family dwellings. The property is located at the southwest corner of Commerce Street and Ann Road. The Assessor's Parcel Numbers are 124-07-401-006 and 124-07-401-007.

RECOMMENDATION:

The Planning and Zoning Department recommends that T-1059 be **approved** subject to the following conditions:

1. That unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That ZN-12-04 be approved by the City Council. If ZN-12-04 is not approved by the City Council, then this map shall be considered null and void; and
3. That this development comply with all conditions of ZN-12-04; and
4. 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.
5. Fire access lane width shall be designed, installed, and maintained in accordance with the Fire Code.
6. A minimum of two means of fire apparatus access are required to each group of 25 or more residential units.
7. 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.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. 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.
10. Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas set forth in Clark County Area Uniform Standard Drawing No. 210. Parking is limited to one side of the street and the developer must install no parking signs and provide red-painted curb.
11. Sidewalk is required on a minimum of one side of all interior, private streets.
12. The stub streets shown must be revised to include the recently adopted cul-de-sac design which features a minimum 24 feet back of curb radius.
13. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
14. Approval of a traffic study with queuing analysis is required prior to submittal of the civil improvement plans.

15. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Ann Road and Commerce Street.
16. Developer to remove left turn pocket on Ann road.
17. A cost participation agreement is required for the medians on Ann road and Commerce Street. Contact Sonya Spears, Management Analyst, at 633-1975 for additional information.
18. All common elements shall be labeled as such and to be maintained by the homeowners association.
19. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
20. The property owner is required to grant roadway easements where public and private streets intersect prior to civil improvement plan approval.
21. Right of way dedication for a CAT bus turn-out on Commerce Street near Ann Road is required.
22. Dedication of additional right of way is required for a flared intersection at Commerce Street and Ann Road per Uniform Standard Drawings for Public Works' Construction Off-site Improvements Drawing Number 201.1.
23. That conditions shall be placed within the "Notes" section of the conforming tentative and final maps referencing the conditions of approval, as deemed appropriate by the Planning and Zoning Department; and
24. That a final development plan for this development shall be reviewed and approved by the Planning Commission prior to submitting a conforming tentative map.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending this item be continued to the 2/11/04 Planning Commission meeting.

Brad Jones, 3011 W. Horizon Ridge Parkway, Henderson, Nevada 89052 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Jo Cato MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUE T-1059 per staff's recommendations to the 2/11/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/11/04.

Item #9 AMP-10-04, #10 ZN-13-04 and #11 SPR-09-04 are related.

9) AMP-10-04 (13641) DEPARTMENT OF MOTOR VEHICLES (Public Hearing)

An application submitted by the State of Nevada, Public Works Board on behalf of the United States of America, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to PSP Public/Semi-Public. The property is located at the southeast corner of Decatur Boulevard and Elkhorn Road. The Assessor's Parcel Number is 124-19-101-003.

RECOMMENDATIONS:

The Planning and Zoning Department recommends that AMP-10-04 be **denied** as the proposed plan amendment does not meet the standards established in the Comprehensive Plan.

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

Gus Munoz, 1830 E. Sahara Avenue, Suite 204, Las Vegas, Nevada 89104 appeared on behalf of the applicant.

Steve Rankum, Project Architect from Tate, Snyder Kimsey Architects (no address stated).

Clay Thomas, Deputy Director of the Department of Motor Vehicles, 555 Wright Way, Carson City, Nevada 89711 appeared on behalf of the applicant.

Pam Wilcox, Administrator of the Division of State Lands Department, 333 Nye Lane, Carson City, Nevada 89706 appeared on behalf of the applicant.

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

- ▶ Jerald B. Vanderpool, 5221 Black Coral Avenue, Las Vegas, Nevada 89131

Mr. Vanderpool stated he opposes this project as he prefers to keep this neighborhood a residential area and not have a commercial site come into the neighborhood.

- ▶ Brad Ward, 7086 Sea Orchard Street, Las Vegas, Nevada 89131

Mr. Ward stated he opposes this project as he does not wish to see a Department of Motor Vehicles building in this neighborhood.

- ▶ Vanessa Schornick, 7086 Sea Orchard, Las Vegas, Nevada 89131

Ms. Schornick stated she understands the need for such facilities as a DMV, however she does not believe this is a good location and would like to see this project located in a better suited location than a residential neighborhood.

- ▶ Richard Clauser, 7014 Red Tide Drive, Las Vegas, Nevada (no zip code stated)

Mr. Clauser stated he represents the Paradise Meadows Homeowners Association and the board agrees with staff's recommendations and opposes this project.

- ▶ Karla Nolan, 5217 Pacific Opal Avenue, Las Vegas, Nevada 89131

Ms. Nolan stated she opposes this project as she has a young child who rides a bus in this neighborhood and she doesn't want to see large trucks in this area for safety reasons.

- ▶ Todd Seibert, 5308 Blue Cove Court, Las Vegas, Nevada 89131

Mr. Seibert stated he opposes this project as he feels if this is allowed perhaps other government offices will follow in the future and he does not want to see these commercial uses in this residential neighborhood.

- ▶ Yvonne Riding, 5216 Pacific Opal Avenue, Las Vegas, Nevada 89131

Ms. Riding stated she agrees with staff's recommendation of denial of this project as she does not wish to see a commercial site in this residential area.

- ▶ Debbie Griffith, 7122 Spindle Berry, Las Vegas, Nevada 89131

Ms. Griffith stated she is representing the Mystic Canyon Homeowners Association and she opposes this project as she does not feel it would benefit the neighborhood.

- ▶ Steve Scott, 5321 Black Coral Avenue, Las Vegas, Nevada 89131

Mr. Scott stated he opposes this project as he would prefer to see this neighborhood remain low density residential and not commercial.

Chairman Leavitt closed the Public Hearing.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to CONTINUE AMP-10-04 INDEFINITELY.

The motion carried by MAJORITY vote with Commissioner Nelson Stone, Commissioner Steve Brown and Commissioner Harry Shull voting against the motion.

The item was CONTINUED INDEFINITELY.

SECOND MOTION:

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to DENY AMP-10-04 per staff's recommendations.

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

The item was DENIED.

Commissioner Jay Aston MOVED and Chairman Dean Leavitt SECONDED to RECONSIDER ZN-13-04.

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

Item #10 ZN-13-04 was re-heard next.

Item #9 AMP-10-04, #10 ZN-13-04 and #11 SPR-09-04 are related.

10) ZN-13-04 (13642) DEPARTMENT OF MOTOR VEHICLES (Public Hearing)

An application submitted by the State of Nevada, Public Works Board on behalf of the United States of America, property owner, for a reclassification of property from a O-L Open Land District to a PSP Public/Semi-Public District. The property is located at the southeast corner of Decatur Boulevard and Elkhorn Road. The Assessor's Parcel Number is 124-19-101-003.

RECOMMENDATIONS:

The Development Services Department recommends that ZN-13-04 be **denied** as the subject site does not comply with the guidelines established in the Comprehensive Plan.

After the companion item to this case being continued indefinitely, Chairman Dean Leavitt asked Marc Jordan, Acting Planning Manager, if staff had any more information to add.

Mr. Jordan stated there is no additional information.

Gus Munoz, 1830 E. Sahara Avenue, Suite 204, Las Vegas, Nevada 89104 appeared on behalf of the applicant.

Jinny Lewis, Director of the Department of Motor Vehicles, 555 Wright Way, Carson City, Nevada 89711 appeared on behalf of the applicant. She stated if this project is denied the DMV office located on Carey will be closing in December of 2005 and over 1,000 North Las Vegas residents will be forced to go to other DMV locations as there will be only three (3) DMV offices in the Las Vegas Valley and she feels this would be a huge disservice to the citizens of North Las Vegas and it will add additional burden and wait times at the other DMV offices in the Valley.

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

- ▶ Yvonne Riding, 5216 Pacific Opal Avenue, Las Vegas, Nevada 89131

Ms. Riding asked if this item is continued indefinitely she would like to be notified if and when the item is to appear before the Planning Commission in the future.

Chairman Leavitt closed the Public Hearing.

Commissioner Nelson Stone stated since the related item AMP-10-04 was continued this item needs to be continued as well.

Jim Lewis, Deputy City Attorney, stated the Planning Commission has the discretion to continue or deny all of these related items.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Nelson Stone SECONDED to CONTINUE ZN-13-04 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

SECOND MOTION:

Commissioner Jay Aston MOVED and Commissioner Steve Brown SECONDED to DENY ZN-13-04 per staff's recommendations.

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

The item was DENIED.

Item #9 AMP-10-04, #10 ZN-13-04 and #11 SPR-09-04 are related.

11) SPR-09-04 (13643) DEPARTMENT OF MOTOR VEHICLES

An application submitted by the State of Nevada, Public Works Board on behalf of United States of America, property owner, for a site plan review in an O-L Open Land District (proposed PSP Public/Semi-Public District) to allow 350+ parking spaces. The property is located at the southeast corner of Decatur Boulevard and Elkhorn Road. The Assessor's Parcel Number is 124-19-101-003.

RECOMMENDATION:

As the Amendment to the Comprehensive Plan and change in Zoning to PSP is not supported, the Planning and Zoning Department recommends that SPR-09-04 be **denied**.

However, if the Planning Commission determines that **approval is warranted**, the Planning and Zoning Department recommends that SPR-09-04 be subject to the following conditions:

1. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan* or as otherwise approved by the Director of Public Works or his designee.
5. Approval of a parking and traffic study is required prior to submittal of the civil improvement plans.
6. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Decatur Boulevard.
7. Developer to construct half street improvements on Decatur Boulevard. Decatur Boulevard is shown as 120 feet street on the Master Plan of Streets and Highways.
8. Provide parking for 18 wheel trucks on site.
9. Dedication of the following right of way is required:
 - a. 30 feet for San Mateo per the Master Plan of Streets and Highways.
10. A revocable encroachment permit for the landscaping in the public right of way is required to be obtained prior to civil improvement plan approval.
11. Fire access lanes shall be designed, installed, and maintained in accordance with the Fire Code.
12. The perimeter landscaping shall comply with the Aliante Design Standards for a Linear Park as described in Section 5.3 of the North Valley Development Agreement.
13. The site plan shall comply with the Commercial Design Standards including but not limited to: placement of the building at the front setback line along Decatur Boulevard; placement of a minimum of six feet of foundation landscaping; and 20 feet of landscaping along the northern edge of the site.
14. The proposed facility shall not include CDL testing.

15. The development shall be located at the corner of Elkhorn Drive and Decatur Boulevard.

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

Gus Munoz, 1830 E. Sahara Avenue, Suite 204, Las Vegas, Nevada 89104 appeared on behalf of the applicant and stated he would prefer an approval or a denial of these related items, rather than a continuance.

Commissioner Jo Cato asked Jim Lewis, Deputy City Attorney, if these related items are denied can the applicant file an appeal to City Council?

Mr. Lewis stated if these items were denied, the applicant would have seven (7) days to file an appeal to the City Council.

Mr. Munoz asked if the previous two, related items (#9 AMP-10-04 and #10 ZN-13-04) may be reconsidered to change to action to a denial instead of a continuance.

Commissioner Harry Shull stated he feels the applicant should be granted his request to deny these items and allow them to appeal the decision to City Council.

Commissioner Jay Aston MOVED and Chairman Dean Leavitt SECONDED to RECONSIDER AMP-10-04.

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

Item #9 AMP-10-04 was re-heard next.

Commissioner Jay Aston MOVED and Commissioner Steve Brown SECONDED to DENY SPR-09-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

**There was a break in the proceedings at 9:31 PM
The meeting reconvened at 9:55 PM**

Item #24 SPR-08-04 was heard next.

12) AMP-11-04 (13653) NORTH VALLEY ENTERPRISES, LLC (Public Hearing)

An application submitted by North Valley Enterprises, LLC, property owner, for an amendment to the Master Plan of Streets and Highways to delete Farm Road between Willis Street and Aliante Parkway. The Assessor's Parcel Number is 124-18-710-001.

RECOMMENDATION:

The Planning and Zoning Department recommends that AMP-11-04 be forwarded to the City Council with a recommendation for **approval**.

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

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

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

Commissioner Jay Aston MOVED and Commissioner Steve Brown SECONDED to APPROVE AMP-11-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

13) ZN-14-04 (13645) ALIANTE CLUB PHASE 1 AND 2 (Public Hearing)

An application submitted by North Valley Enterprises, LLC, property owner, for a reclassification of property from a MPC Master Planned Community District to an R-1/MPC Single-Family Residential/Master Planned Community District. The property is generally located west of Aliante Parkway and north of Elkhorn Road. 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 Planning and Zoning Department recommends that ZN-14-04 be forwarded to the City Council with a recommendation for **permanent zoning** to the MPC / R-1, Master Planned Community / Single Family Residential District by ordinance.

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

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

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

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE ZN-14-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #14 ZN-15-04 and #15 T-1061 are related.

14) ZN-15-04 (13654) NORTH 5TH & DONNA (Public Hearing)

An application submitted by Signature Homes on behalf of Bonnie Denney, property owner, for a reclassification of property from an R-E Ranch Estates District to an R-1 Single-Family Residential District. The property is generally located west of Donna Street approximately 475 feet south of Lone Mountain Road. The Assessor's Parcel Number is 139-02-110-002.

RECOMMENDATION:

The Development Services Department recommends that ZN-15-04 be **approved** and forwarded to the City Council with a recommendation for permanent zoning to the R-1, Single-Family Residential District.

The application was presented by Marc Jordan, Acting Planning Manager, 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 Steve Brown MOVED and Commissioner Jay Aston SECONDED to APPROVE ZN-15-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #14 ZN-15-04 and #15 T-1061 are related.

15) T-1061 (13652) DONNA & N. 5TH

An application submitted by Signature Homes on behalf of Bonnie Denney, Billy Ray and Michelle C. Anthony, Elsie M. Musick and Plaster Development, Inc., property owners, for approval of a tentative map in an R-1 Single-Family Residential District consisting of 108 single-family dwellings. The property is generally located west of Donna Street approximately 210 feet south of Lone Mountain Road. The Assessor's Parcel Numbers are 139-02-101-009, 139-02-101-011, 139-02-101-016, 139-02-101-017, 139-02-101-019, 139-02-110-001, 139-02-110-002, 139-02-110-003, 139-02-110-004, 139-02-110-005, 139-02-110-006, 139-02-110-007, 139-02-110-008, 139-02-110-009, 139-02-110-010 and 139-02-110-011.

RECOMMENDATION:

The Planning & Zoning Department recommends that T-1061 be **continued** in order to allow the applicant time to address the issues 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-1061 be **denied**.

However, if the Planning Commission determines that **approval is warranted** at this time, the Development Services Department recommends that T-1061 be subject to the following conditions:

1. That T-1061 shall become null and void if ZN-02-02 and ZN-15-04 are not approved by the City Council.
2. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
3. That all lots shall meet a minimum lot size of 6,000 square feet and that the house on Lot #95 can meet setback requirements without requiring a variance.
4. That the development comply with the Single Family Design Guidelines.
5. Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas set forth in Clark County Area Uniform Standard Drawing No. 210. Parking is limited to one side of the street and the developer must install no parking signs and provide red-painted curb.
6. Sidewalks are required on a minimum of one side of all interior private streets.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. 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.
9. 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.
10. Approval of a traffic study is required prior to submittal of the civil improvement plans.
11. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along North 5th Street.

12. Northerly driveway on Donna Street will not be allowed unless dedication is made for the northern portion of entry and the access drive relocated through parcel 90 for access to North 5th Street.
13. less dedication is made for the northern portion of entry and the access drive relocated through parcel 90 for access to North 5th Street.
14. A vacation is required of the public utility easement over Stage Coach Circle, the three feet along all side yards, and the five feet along private streets except over lot 11 as granted per Lone Mountain Ranch Subdivision in Plan Book 42, Page 55 of Clark County records.
15. The property owner is required to grant roadway easements where public and private streets intersect prior to civil improvement plan approval.
16. The final map shall be labeled as a Merger and Resubdivision.
16. Applicant to provide proof of relinquishment of all privately held utility easements over entire site.
17. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
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 of the final map.
19. Fire access lane width and turning radii shall be designed, installed, and maintained in accordance with the Fire Code.
20. That the perimeter walls be owned and maintained by the homeowners' association.
21. That corner side yard landscaping be maintained by the homeowners' association.
22. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
23. All conditions of the approved Tentative Map shall be placed as notes on the Final Map.
24. 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, Acting Planning Manager, on behalf of staff who indicated staff is recommending this item be continued to allow the applicant time to revise the tentative map.

Dean Rasmussen, of Orion Engineering, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant.

Commissioner Harry Shull MOVED and Commissioner Nelson Stone SECONDED to APPROVE T-1061 subject to the following changes:

Condition #3 Changed to Read: "That all lots shall meet a minimum lot size of 6,000 square feet and that the house on **Lot #108** can meet setback requirements without requiring a variance **and that all lots shall meet the setback requirements without requiring a variance.**"

Condition #12 Changed to Read: "Northerly driveway on Donna Street will not be allowed unless dedication is made for the northern portion of entry and the **access to North 5th Street be a right-in and right-out only access**"

Condition #21 Deleted.

The **MOTION TO APPROVE FAILED** with Chairman Dean Leavitt, Vice-Chairman Marilyn Kirkpatrick, Commissioner Jay Aston and Commissioner Steve Brown voting against the motion.

Commissioner Jay Aston asked the applicant if he is willing to accept a continuation of this item.

Mr. Rasmussen stated he would accept a continuance as long as he knows the purpose for the continuance.

Commissioner Aston stated there are several issues that have been addressed that are not on the tentative map and staff has stated they would like to see these issues resolved on the tentative map.

SECOND MOTION:

Commissioner Jay Aston MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUE T-1061 to the 2/11/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/11/04.

16) ZN-16-04 (13646) JASMINE CONDOS UNIT 3 (Public Hearing)

An application submitted by Taney Engineering on behalf of Lam De & Mancam, et. al., property owners, for a reclassification of property from an R-1 Single-Family Residential District to an R-3 Multi-Family Residential District. The property is generally located south of Tropical Parkway and approximately 285 feet west of Valley Drive. The Assessor's Parcel Number is 124-30-303-001.

RECOMMENDATION:

The Department of Planning and Zoning recommends that ZN-16-04 be **approved** and forwarded to the City Council with a recommendation for permanent zoning to the R-3, Multi-Family Residential District.

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

Robert Cunningham, 4445 S. Jones Boulevard, Las Vegas, Nevada 89103 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Chairman Dean Leavitt SECONDED to APPROVE ZN-16-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #17 UN-09-04 and #18 SPR-06-04 are related.

17) UN-09-04 (13546) SIMMONS BUSINESS PARK (Public Hearing)

An application submitted by Bormann Development on behalf of Simmons Investors, LLC and Craig Investors, LLC, property owners, for a use permit in a C-P Professional Office Commercial District to allow buildings in excess of 3,000 square feet. The property is generally located east of Simmons Street and approximately 620 feet south of Craig Road. The Assessor's Parcel Number is 139-05-701-012.

RECOMMENDATION:

The Planning and Zoning Department recommends that UN-09-04 be **approved** subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. That the development of this site be in compliance with all applicable conditions of approval for T-1049.
3. Fire access lanes and turning radii shall be designed, installed and maintained in accordance with the Fire Code.

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

Richard Gallegos, of Architect Gerald Garapich, 10 Commerce Center, 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-09-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #17 UN-09-04 and #18 SPR-06-04 are related.

18) SPR-06-04 (13545) SIMMONS BUSINESS PARK

An application submitted by Bormann Development on behalf of Simmons Investors, LLC and Craig Investors, LLC, property owners, for a site plan review in a C-P Professional Office Commercial District and C-1 Neighborhood Commercial District for a waiver requiring buildings to be located at the front of the site as designated by the design guidelines. The property is generally located east of Simmons Street and approximately 200 feet south of Craig Road. The Assessor's Parcel Number is 139-05-701-012.

RECOMMENDATION:

The Department of Planning and Zoning recommends that SPR-06-04 be **approved** subject to the following conditions::

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. That the development shall comply with the Commercial Development Standards and Design Guidelines, except the building are not required to be located at the front of the site at the minimum setback line.
3. That the development of this site be in compliance with all applicable conditions of approval for T-1049.
4. Fire access lanes and turning radii shall be designed, installed and maintained in accordance with the Fire Code.
5. Applicant to provide a site plan showing driveways on the west side of Simmons Street.
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 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.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans.
10. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Simmons Street.
11. The driveways are limited to right-in/right-out.
12. Developer to construct the median on Simmons Street.
13. The property owner is required to grant a roadway easement for commercial driveway(s) prior to civil improvement plan approval.
14. The property owner is required to sign a restrictive covenant for utilities prior to civil improvement plan approval.
15. A parcel map is required to create site on which tentative map is filed.

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

Richard Gallegos, of Architect Gerald Garapich, 10 Commerce Center, Henderson, Nevada 89014 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Jay Aston MOVED and Commissioner Steve Brown SECONDED to APPROVE SPR-06-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

19) UN-10-04 (13607) HOUSE OF DELIVERANCE (Public Hearing)

An application submitted by the House of Deliverance MTOC Church on behalf of Northern Vistas, LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a church. The property is located at 3345 West Craig Road. The Assessor's Parcel Number is 139-05-316-015.

RECOMMENDATION

The Department of Planning and Zoning recommends that UN-10-04 be **approved** subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. That subsequent expansion or additions to the use shall be subject to Planning Commission review and approval.

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

Pastor Smith, 4116 W. Craig Road, #101, North Las Vegas, Nevada 89032 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 Harry Shull MOVED and Commissioner Steve Brown SECONDED to APPROVE UN-10-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

20) UN-11-04 (13639) FIESTA RANCHO CASINO (Public Hearing)

An application submitted by Fiesta Station, Inc., on behalf of Fiesta Station Holdings, LLC, property owner, for a use permit in a C-3 General Service Commercial District to allow an ice rink. The property is located at 2400 North Rancho Drive. The Assessor's Parcel Number is 139-19-501-009.

The applicant has submitted a new site plan that proposes to re-stripe the parking lot to provide a total of 1,190 parking spaces. The required parking for the proposed development is 1,138 and this requirement has been met.

The cooling system that creates the ice rink uses anhydrous ammonia that is classified as a hazardous material. Hazardous material usage or storage is not allowed any commercial district. Therefore, a non-hazardous material (i.e. freon) should be used for the ice rink.

The Development Services Department recommends that UN-11-04 be **approved** with the following conditions:

1. Submittal of a traffic study is required with the submittal of the civil improvement plans.
2. The property owner is required to grant a roadway easement for commercial driveway(s) prior to civil improvement plan approval.
3. Right of way dedication is required for a CAT bus turn-out on Carey Avenue near Rancho Road.
4. Unless expressly authorized through a variance, waiver or another approved method the development shall comply with all applicable codes and ordinances.
5. 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.
6. The north and east elevations shall incorporate additional architectural relief into the design of the building. Architectural relief may include pilasters, or a decorative tile band.
7. All landscaping disturbed by the proposed construction shall be replanted within the site prior to issuance of the Certificate of Occupancy.
8. The proposed ice rink shall use a system that uses non-hazardous materials, or as approved by the Fire Department and Public Works Department.

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

Richard Moreno, 300 S. 4th Street, Las Vegas, Nevada 89101 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Commissioner Steve Brown MOVED and Commissioner Jay Aston SECONDED to APPROVE UN-11-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

21) UN-12-04 (13640) CITY OF NORTH LAS VEGAS (Public Hearing)

An application submitted by the City of North Las Vegas on behalf of the United States of America, Bureau of Land Management, property owner, for a use permit in a O-L Open Land District to allow a water reservoir and pumping station facility. The property is located at the southeast corner of Decatur Boulevard and Moccasin Road. The Assessor's Parcel Number is 124-06-000-001.

RECOMMENDATION

The Development Services Department recommends that UN-12-04 be **approved** with the following conditions:

1. A minimum eight-foot high decorative block wall shall be provided to surround the facility, with solid metal gates. The wall shall be built when other development is approved in the immediate area of this facility.
2. The tanks shall be painted a neutral color. If a design is incorporated onto the tanks, it shall be subject to review and approval by staff.
3. Unless expressly authorized through a variance, waiver or another approved method the development shall comply with all applicable codes and ordinances. If there is a conflict with the conditions mention herein, the more restrictive shall apply.

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

Heidi Dexheimer, of G.C. Wallace, Inc., 1555 S. Rainbow Boulevard, Las Vegas, Nevada 89146 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 Harry Shull SECONDED to APPROVE UN-12-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

22) VN-05-04 (13635) PRESENT TRUTH CHURCH (Public Hearing)

An application submitted by the Present Truth Church of These Last Days, property owner, for a variance in an R-E Ranch Estates District to allow a 46 foot setback where 50 feet is the minimum required. The property is located at 4063 Coleman Street. The Assessor's Parcel Number is 139-05-802-008.

RECOMMENDATION

The Planning and Zoning Department recommends **approval** of the variance request, VN-05-04, with the following conditions of approval:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. Approval of the amended conditions associated with UN-14-02.

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

Pastor Anthony Jackson, 603 White Shark Court, North Las Vegas, Nevada 89084 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Commissioner Harry Shull MOVED and Commissioner Steve Brown SECONDED to APPROVE VN-05-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

23) UN-18-04 (13614) BRADY INDUSTRIES (Public Hearing)

An application submitted by Brady Industries on behalf of Losee Road Land and Building, LLC, property owner, for a use permit in a M-2 General Industrial District to allow a 70,951 square foot expansion for a commercial laundry facility. The property is located at 2501 Losee Road. The Assessor's Parcel Number is 139-15-801-003.

RECOMMENDATION:

The Department of Planning and Zoning recommends that UN-18-04 be **continued indefinitely** to allow the applicant sufficient time to submit a revised site plan addressing all issues of concern listed in the analysis section.

However, if the Planning Commission determines that **approval is warranted** at this time, the Department of Planning and Zoning recommends that UN-18-04 be subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The development shall comply with the Industrial Development Design Standards, including, but not limited to the following:
 - a. Sidewalks must be provided along any facade featuring a customer entrance and along any facade featuring a entrance which exits into a parking area or travel lane. Sidewalks shall be located at least six feet from the facade of the building to provide planting beds for foundation landscaping
 - b. A six foot wide landscaped island shall be required within each parking row for every 15 parking spaces contained within the row and at the end of each row.
 - c. The length and height of walls must be relieved through the use of changes in color, materials and/or relief such as the inclusion of beltlines, pilasters or pop-outs.
3. That subsequent expansion or additions to the use shall be subject to Planning Commission review and approval.
4. The site plan must be designed so that fire access lanes are provided in accordance with Fire Code requirements.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. 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.
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 Losee Road.
9. A minimum separation of 150 feet (curb face to curb face) between Energy Way and the driveway is required.
10. If the gate is guarded a queuing analysis is required.
11. The property owner is required to sign a restrictive covenant for utilities prior to civil improvement plan approval.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item with condition #4 changed to read:

“The site plan must be designed so that fire access lanes are provided in accordance with Fire Code requirements, **or the building must be provided with upgraded fire protection systems as approved by the Fire Chief.**”

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

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

Commissioner Jay Aston MOVED and Commissioner Steve Brown SECONDED to APPROVE UN-18-04 per staff's recommendations.

Condition #4 Changed to Read: “The site plan must be designed so that fire access lanes are provided in accordance with Fire Code requirements, **or the building must be provided with upgraded fire protection systems as approved by the Fire Chief.**”

The motion carried by UNANIMOUS vote.

The item was APPROVED.

24) SPR-08-04 (13624) CAPITAL CABINET CORPORATION

An application submitted by Capital Cabinet Corp., property owner, for a site plan review in a M-2 General Industrial District to allow an expansion of the facility. The property is located at 3645 Losee Road. The Assessor's Parcel Numbers are 139-11-601-007, 139-11-601-008, 139-11-601-009 and 139-11-601-010.

RECOMMENDATION:

The Department of Planning and Zoning recommends that SPR-08-04 be **approved** subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The development shall comply with the Industrial Development Design Standards, including, but not limited to the following:
 - a. Landscape islands shall be provided for every 15 parking spaces and at the end of every parking row.
 - b. The chain link fence all along Losee Road and along Gowan Road adjacent to the parking area shall be removed and if necessary, a decorative wrought iron fence may be provided.
3. The applicant shall landscape the entire area between the property line and the parking area
4. Approval of a parking study is required.
5. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Losee Road.
6. Plot sight distance triangle at Gowan Road and Losee Road required to ensure its protection.
7. The staging area must be paved.
8. Proof of a cross access agreement is required.
9. A reversionary parcel map is required to be filed to combine parcels prior to civil improvement plan approval.
10. Plans are required to show the power easement and poles along Gowan Road.
11. Half street improvements for Gowan Road shall be required with the project.

Mark Anderson, with Capital Cabinets Corporation, 3645 Losee Road, North Las Vegas, Nevada 89030 appeared on behalf of the applicant and requested this item be continued indefinitely.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to CONTINUE SPR-08-04 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

Item #12 was heard next.

25) SPR-10-04 (13644) SILVERADO BP III

An application submitted by Panattoni Development on behalf of the Carson 1995 Trust, property owner, for a site plan review in a M-1 Business Park Industrial District to allow 10 feet of landscaping where 20 feet is required. The property is located east of Pecos Road and approximately 320 feet north of Alexander Road. The Assessor's Parcel Number is 140-06-401-007.

RECOMMENDATION:

The Department of Planning and Zoning recommends that waiver request for SPR-10-04 be **denied**.

However, if the Planning Commission determines that **approval is warranted** at this time, the Department of Planning and Zoning recommends that SPR-10-04 be subject to the following conditions:

1. That no site plan approval is granted, assumed or implied at this time. Minor site plan approval for the subject property would be reviewed at the time building permits are sought.
2. The development shall comply with the Industrial Development Design Standard, except a 10-foot landscape buffer shall be allowed adjacent to the south and east property lines abutting the multi-family residential development.

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

Doug Roberts, of Panattoni Development, 4690 Longley Lane #23, Reno, Nevada 89502 appeared on behalf of the applicant and stated he will comply with staff's recommendations.

Vice-Chairman Marilyn Kirkpatrick asked staff if the density were increased would staff's objectives be accomplished as this is already existing development.

Mrs. Aldava stated that it would.

Vice-Chairman Kirkpatrick stated she does not object to the applicant providing a 10-foot landscaping buffer. She asked Steve DiGiovanni of the Fire Department if the Fire Department is comfortable with this.

Mr. DiGiovanni stated the condition he listed in his memo are code requirements and would need to be complied with.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to APPROVE SPR-10-04 per staff's recommendations.

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

The item was APPROVED.

26) T-1060 (13651) GRAND TETON & VALLEY NW 80

An application submitted by Pardee Homes of Nevada, property owner, for approval of a tentative map in an R-1 Single-Family Residential District consisting of 136 single-family dwellings. The property is located at the northwest corner of Valley Drive and Grand Teton Drive. The Assessor's Parcel Numbers are 124-07-401-006 and 124-07-401-007.

RECOMMENDATION:

The Planning and Zoning Department recommends that T-1060 be **approved** subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That the development of this site be in compliance with the Single Family Development Standards and Design Guidelines; and
3. That the development of this site be in compliance with the R-1, Single Family Residential zoning district; and
4. That the maximum number of lots allowed as part of this map is 136; and
5. That a pedestrian access gate be provided at the Uruguay Street entrance from Grand Teton Drive; and
6. That one additional pedestrian access gate shall be provided at the east end of Ecuador Avenue. The pedestrian accessway shall be landscaped, ADA-compliant, provided with a meandering sidewalk, shall be a minimum 20 feet in width and labeled on the conforming tentative and final maps as a "Pedestrian Access, Drainage & Utility Easement"; and
7. That approval of Sheet C-2 is not implied; and
8. That the perimeter walls be owned and maintained by the homeowners' association; and
9. That Common Lot D be extended from Aviary Way into the development adjacent to the north side of lots 33 and 34, and then continued south along the western property lines of lots 33 and 31. Common Lot D shall be maintained by the homeowners' association. All other corner side yard landscaping shall be maintained by the homeowners' association or the homeowner; and
10. That corner side lot landscaping be provided adjacent to lot 133; and
11. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; 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. That the street sections and the linear trail elements for Grand Teton and Valley Drive (Aviary Way) shall conform to those approved for the Aliante Master Planned Community; and
14. Notes shall be placed on the tentative and final maps referencing the applicable conditions of approval, subject to review and approval by Planning staff; and
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. The site plan is acceptable contingent on the Master Plan Amendment being approved by the Clark County Regional Flood Control District. If the Master Plan Amendment should not be deemed acceptable, then right of way for the regional facility north of Grand Teton will need to be dedicated.
18. Developer to abide by all conditions of the approved traffic study.
19. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
20. Right of way dedication is required for a CAT bus turn-out on Grand Teton Drive near Aviary Way.
21. Dedication of additional right of way is required for a flared intersection at Grand Teton Drive and Aviary Way per Uniform Standard Drawings for Public Works' construction Off-Site Improvements Drawing Number 201.1.
22. All common elements shall be labeled as such and to be maintained by the Home Owners Association.
23. Dedication of the following right of way is required:
 - a. 53 feet Grand Teton Drive and associated spandrels.
 - b. 40 feet Aviary Way and associated spandrels.
24. The property owner is required to grant roadway easements where public and private streets intersect prior to civil improvement plan approval.
25. A revocable encroachment permit for the landscaping in the public right of way is required to be obtained prior to civil improvement plan approval.
26. The property owner is required to grant a pedestrian access easement for sidewalk outside of the public right of way prior to civil improvement plan approval.
27. A Merger and Resubdivision Parcel Map must be filed to create the parcel.
28. The public utility easements granted per Parcel Map File 5, Page 65, and partially relinquished per instrument 990707:00784 must be vacated.
29. The vacation of Racel Street (VAC-14-03) is required to record concurrently with the Merger and Resubdivision parcel map.
30. Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas set forth in Clark County Area Uniform Standard Drawing No. 210. Parking is limited to one side of the street and the developer must install no parking signs and provide red-painted curb.
31. Sidewalk is required on a minimum of one side of all interior, private streets.
32. 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.
33. Fire access lane width shall be designed, installed, and maintained in accordance with the Fire

Code.

34. An emergency access must be provided from San Mateo onto Honduras Court.

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

Chris Plute, of G.C.Wallace, Inc., 1555 S. Rainbow Boulevard, Las Vegas, Nevada 89146 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE T-1060 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

OLD BUSINESS

27) 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 25th and December 10th, 2003 Planning Commission meetings to allow the applicant time to adequately determine the ownership status along Rome Boulevard, known as a hiatus. According to the Public Works Department, the hiatus has not been resolved and an indefinite continuance is recommended. The applicant's site plan does not contain any property within the hiatus, but does not solve all the property ownership questions. As the City Attorney's Office previously recommended continuance for this issue, an additional continuance is recommended.

Planning and Zoning Department recommends that T-1040 be **continued indefinitely** to allow the property ownership along Rome Boulevard to be resolved.

The application was presented by Marc Jordan, Acting Planning Manager, 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. He stated that condition #9 should read: "The radius at the intersections must be a minimum of **20 feet**." In addition, he stated he would like to add condition #15 to read as follows:

Condition #15 Added to read: "the applicant shall not submit a final map nor receive approval of any final map related to this tentative map until such time as a recognized title company issues to the City of North Las Vegas a subdivision guarantee in a form approved by the City covering the property to comprises Map Parcel 69 at Aliante."

Although this is not a Public Hearing, Chairman Dean Leavitt stated he had a card from a person requesting to speak on this item and stated he would allow the person to speak.

Pamela Wilcox, 333 W. Nye Lane, Carson City, Nevada 89711

Ms. Wilcox stated she would like to see this development delayed until such time as the situation of the property to the north is resolved."

Chairman Leavitt closed the Public Hearing.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Steve Brown SECONDED to APPROVE T-1040 per staff's recommendations subject to the following change:

Condition #9 Changed to Read: The radius at the intersections must be a minimum of **20 feet**."

Condition #15 Added to Read: "the applicant shall not submit a final map nor receive approval of any final map related to this tentative map until such time as a recognized title company issues to the City of North Las Vegas a subdivision guarantee in a form approved by the City covering the property to comprises Map Parcel 69 at Aliante."

The motion carried by UNANIMOUS vote.

The item was APPROVE.

Commissioner Harry Shull abstained from voting on this item due to a business interest.

Items #28 ZN-03-04, #29 VAC-03-04 and #30 T-1050 are related.

28) ZN-03-04 (13460) LONE MOUNTAIN ESTATES (Public Hearing)

An application submitted by Celebrate Homes on behalf of Larry M. and Mary S. Montoya, Celebrate Properties, L.L.C., the Weinman Family Trust, Franklin P. Weinman, Trustee, and the Church Baptist Homesite, property owners, for reclassification of property from an R-E Ranch Estates District to an R-EL Ranch Estates Limited District. The property is located at the southeast corner of Allen Lane and Lone Mountain Road. The Assessor's Parcel Numbers are 139-05-101-002, 139-05-101-003, 139-05-101-004, 139-05-101-005, 139-05-101-006, 139-05-102-001 and 139-05-102-002.

This item was continued from the January 14, 2004 Planning Commission meeting at the request of the applicant.

To date, no additional information has been received by staff. Further, the applicant has not filed a Comprehensive Plan amendment to accompany this property reclassification and, therefore, the Planning and Zoning Department is still recommending denial of this item.

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

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

- ▶ Mary Montoya, 4720 Allen Lane, North Las Vegas, Nevada 89030

Ms. Montoya stated she is in favor of the continuance of this item. She also stated she has a petition signed by residents in the neighborhood which she submitted for the record.

- ▶ Steve Werk, 3390 W. Lone Mountain Road, North Las Vegas, Nevada 89031

Mr. Werk stated he is speaking on behalf of all the residents in attendance at the Planning Commission if the Commission will allow that.

Chairman Leavitt stated that will be acceptable.

Mr. Werk stated he concurs with the continuance on the condition that the developer meet with the residents in the area to revise the plan to allow this to remain R-E Ranch Estates. He also submitted a petition signed by residents which he requested the names on the petition be notified of the future meeting where this item will be heard.

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

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated the reason for the requested continuance is to allow the applicant to file for an amendment to the Master Plan. He stated he agrees to meet with the neighbors regarding their concerns over this project prior to returning to the Planning Commission.

Commissioner Nelson Stone MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUE ZN-03-04 INDEFINITELY.

The motion carried by MAJORITY vote with Commissioner Harry Shull abstaining voting on this item due

to a business interest.

The item was CONTINUED INDEFINITELY.

Commissioner Harry Shull abstained from voting on this item due to a business interest.

Items #28 ZN-03-04, #29 VAC-03-04 and #30 T-1050 are related.

29) VAC-03-04 (13462) LONE MOUNTAIN ESTATES (Public Hearing)

An application submitted by Celebrate Homes on behalf of Larry M. and Mary S. Montoya, Celebrate Properties, L.L.C., the Weinman Family Trust, Franklin P. Weinman, Trustee, and the Church Baptist Homesite, property owners, for a vacation of Noah Avenue between Allen Lane and Kenny Way; a vacation of 297 feet of public utility easement north of Noah Avenue; 69 feet of driveway easement located west of Kenny Way approximately 331 feet south of Lone Mountain Road; and 71 feet of public sanitary easement located approximately 311 feet west of Kenny Way and 302 feet south of Lone Mountain Road. The Assessor's Parcel Numbers are 139-05-101-002, 139-05-101-003, 139-05-101-004, 139-05-101-005, 139-05-101-006, 139-05-102-001 and 139-05-102-002.

This item was continued from the January 14, 2004 Planning Commission meeting at the request of the applicant.

To date, no additional information has been received by staff pertaining to this item. Although the Planning and Zoning Department cannot support the application for the accompanying property reclassification and tentative map, staff has no objection to supporting this vacation of Noah Street and the various easements as it will allow more versatility of development when an application is made which is more suitable to the Ranch Estates Preservation area.

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

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

- ▶ Mary Montoya, 4720 Allen Lane, North Las Vegas, Nevada 89030

Ms. Montoya stated she is in favor of the continuance of this item. She also stated she has a petition signed by residents in the neighborhood which she submitted for the record.

- ▶ Steve Werk, 3390 W. Lone Mountain Road, North Las Vegas, Nevada 89031

Mr. Werk stated he is speaking on behalf of all the residents in attendance at the Planning Commission if the Commission will allow that.

Chairman Leavitt stated that will be acceptable.

Mr. Werk stated he concurs with the continuance on the condition that the developer meet with the residents in the area to revise the plan to allow this to remain R-E Ranch Estates. He also submitted a petition signed by residents which he requested the names on the petition be notified of the future meeting where this item will be heard.

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

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated the reason for the requested continuance is to allow the applicant to file for an amendment to the Master Plan. He stated he agrees to meet with the neighbors regarding their concerns over this project prior to returning to the Planning Commission.

Commissioner Nelson Stone MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUE VAC-03-04 INDEFINITELY.

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

The item was CONTINUED INDEFINITELY.

Commissioner Harry Shull abstained from voting on this item due to a business interest.

Items #28 ZN-03-04, #29 VAC-03-04 and #30 T-1050 are related.

30) T-1050 (13461) LONE MOUNTAIN ESTATES

An application submitted by Celebrate Homes on behalf of Larry M. and Mary S. Montoya, Celebrate Properties, L.L.C., the Weinman Family Trust, Franklin P. Weinman Trustee, and the Church Baptist Homesite, property owners, for approval of a tentative map in an R-E Ranch Estates District (proposed R-EL Ranch Estates Limited District) consisting of 39 single-family dwellings. The property is located at the southeast corner of Allen Lane and Lone Mountain Road. The Assessor's Parcel Numbers are 139-05-101-002, 139-05-101-003, 139-05-101-004, 139-05-101-005, 139-05-101-006, 139-05-102-001 and 139-05-102-002.

This item was continued from the January 14, 2004 Planning Commission meeting at the request of the applicant.

To date, no additional information has been received by staff. Further, the applicant has not filed a Comprehensive Plan amendment to accompany the property reclassification and tentative map requests and, therefore, the Planning and Zoning Department is still recommending denial of this item.

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

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated the reason for the requested continuance is to allow the applicant to file for an amendment to the Master Plan. He stated he agrees to meet with the neighbors regarding their concerns over this project prior to returning to the Planning Commission.

Commissioner Nelson Stone MOVED and Commissioner Jo Cato SECONDED to CONTINUE T-1050 INDEFINITELY.

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

The item was CONTINUED INDEFINITELY.

Items #31 FDP-02-04 and #32 T-1057 are related.

31) FDP-02-04 (13444) CHEYENNE VALLEY (Public Hearing)

An application submitted by Innovative Resort Communities on behalf of LOLLITO, LLC, and GRBSGG LLC, property owners, for a Final Development Plan review in a PUD Planned Unit Development District consisting of 284 duplex units. The property is generally located west of Allen Lane and approximately 615 feet north of Cheyenne Avenue. The Assessor's Parcel Numbers are 139-07-801-010 and 139-07-801-011.

This item was continued from the January 14, 2004, Planning Commission meeting at the request of the applicant.

(from the 1/14/04 Planning Commission meeting):

RECOMMENDATION:

Based on the comments provided above, the Development Services Department recommends that FDP-02-04 be **continued indefinitely** to allow the applicant time to revised the final development plan to comply with all approved conditions for this site.

If the applicant is unable or unwilling to continue this item, then the Development Services Department recommends that this item be **denied** because it does not comply with the conditions set forth in Ordinance No. 1872.

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

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That the development of this site be in compliance with Ordinance No. 1872 (ZN-76-02); and
3. That the installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map; and
4. That Fire access lane width shall be maintained in accordance with the Fire Code; and
5. Traffic calming is required along Colton Avenue. A roundabout is suggested at the intersection of Colton Avenue / Yountville Court. The roundabout shall adhere to the design criteria standards outlined in the FHWA publication *Roundabouts: An Informational Guide* (Publication # FHWA-RD-00-067); and
6. Remove and replace the 20 foot wide shared drive accesses with a standard roadway and cul-de-sac; and
7. Access to Valley Drive is limited to emergency access only; and
8. All known geologic hazards shall be shown on the site plan(s). Geologic hazards such as fault lines or fissures affecting residential structures may substantially alter the site plan layout and require the submission of a revised site plan which must be approved by the City prior to final approval of the civil improvement plans; and

9. Approval of a traffic study update is required prior to submittal of the civil improvement plans; and
10. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
11. Nevada Department of Transportation concurrence with the results of the drainage study is required prior to approval of the civil improvement plans; and
12. Property owner must grant roadway easements where public and private streets intersect; and
13. All common elements must be labeled and are to be maintained by the Homeowner's Association; and
14. Common Element "C" / Utility Easement must be revised to include a public pedestrian access easement that conforms to North Las Vegas Municipal Code 17.24.210.D.4.a.; and
15. All open space areas shall be accessible to the residents without requiring them to pass through a pedestrian gate to get to said open space from within the residential development. If the residential open space areas are intended or utilized by non-residents, then it would be incumbent on the Homeowners' Association to address that issue; and
16. That a minimum 4.69 acres of usable recreational open space be provided as part of the residential portion of this development and in accordance with the requirements set forth in the Zoning Ordinance; and
17. That a solid masonry block wall be provided along the southern property line to screen the residential development from any commercial-related activities (e.g., shipping/receiving areas, parking lot maintenance activities, landscape maintenance activities, garbage collection, etc.) The wall shall be decorative on both sides and shall match the design of the perimeter walls.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/11/04 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.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to CONTINUE FDP-02-04 to the 2/11/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/11/04.

Items #31 FDP-02-04 and #32 T-1057 are related.

32) T-1057 (13446) CHEYENNE VALLEY

An application submitted by Innovative Resort Communities on behalf of LOLLITO, LLC, property owner, for approval of a tentative map in a PUD Planned Unit Development District consisting of 286 duplex units. The property is located at the southeast corner of Valley Drive and Colton Avenue. The Assessor's Parcel Numbers are 139-07-801-010 and 139-07-801-011.

This item was continued from the January 14, 2004, Planning Commission meeting at the request of the applicant.

(from the 1/14/04 Planning Commission meeting):

RECOMMENDATION:

Based on the comments provided above, the Development Services Department recommends that T1057 be **continued indefinitely** to allow the applicant time to revise the tentative map to comply with all approved conditions for this site.

If the applicant is unable or unwilling to continue this item, then the Development Services Department recommends that this item be **denied** because it does not comply with the conditions set forth in Ordinance No. 1872.

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

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That the development of this site be in compliance with Ordinance No. 1872 (ZN-76-02); and
3. That the development of this site be in compliance with all applicable conditions of FDP-02-04; and
4. That the installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map; and
5. That Fire access lane width shall be maintained in accordance with the Fire Code; and
6. Traffic calming is required along Colton Avenue. A roundabout is suggested at the intersection of Colton Avenue / Yountville Court. The roundabout shall adhere to the design criteria standards outlined in the FHWA publication *Roundabouts: An Informational Guide* (Publication # FHWA-RD-00-067); and
7. Remove and replace the 20 foot wide shared drive accesses with a standard roadway and cul-de-sac; and
8. Access to Valley Drive is limited to emergency access only; and
9. All known geologic hazards shall be shown on the site plan(s). Geologic hazards such as fault lines or fissures affecting residential structures may substantially alter the site plan layout and

require the submission of a revised site plan which must be approved by the City prior to final approval of the civil improvement plans; and

10. Approval of a traffic study update is required prior to submittal of the civil improvement plans; and
11. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
12. Nevada Department of Transportation concurrence with the results of the drainage study is required prior to approval of the civil improvement plans; and
13. Property owner must grant roadway easements where public and private streets intersect; and
14. All common elements must be labeled and are to be maintained by the Homeowner's Association; and
15. Common Element "C" / Utility Easement must be revised to include a public pedestrian access easement that conforms to North Las Vegas Municipal Code 17.24.210.D.4.a.; and
16. That a minimum 4.69 acres of usable recreational open space be provided as part of the residential portion of this development and in accordance with the requirements set forth in the Zoning Ordinance; and
17. That the maximum number of lots permitted for this development shall be 284; and
18. 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
19. That the perimeter walls be owned and maintained by the homeowners' association; and
20. That corner side yard landscaping be maintained by the homeowners' association; and
21. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
22. That a pedestrian access easement be provided over the emergency access 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
23. That a solid masonry block wall be provided along the southern property line to screen the residential development from any commercial-related activities (e.g., shipping/receiving areas, parking lot maintenance activities, landscape maintenance activities, garbage collection, etc.) The wall shall be decorative on both sides, shall match the design of and be considered as perimeter walls; and
24. 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
25. 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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/11/04 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 Marilyn Kirkpatrick SECONDED to CONTINUE

T-1057 to the 2/11/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/11/04.

Items #33 AMP-03-04 and ZN-07-04 are related.

33) AMP-03-04 (13448) LAMB/TROPICAL (Public Hearing)

An application submitted by Richmond American Homes 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 and Business, Research or Development Park to MDR Medium Density Residential. The property is located at the northeast corner of Lamb Boulevard and Tropical Parkway. The Assessor's Parcel Number is 123-29-201-001.

This item was continued from the January 14, 2004 Planning Commission meeting at the request of the applicant.

(from the 1/14/04 Planning Commission):

RECOMMENDATION:

The Development Services Department recommends that AMP-03-04 be **denied** as the proposed change does not comply with the guidelines established in the Comprehensive Plan and there is no compelling reason to amend the Comprehensive Plan.

The application was presented by Mary Aldava, 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.

Commissioner Nelson Stone MOVED and Commissioner Steve Brown SECONDED to APPROVE AMP-03-04 per staff's recommendations subject to the following change:

"AMP-03-04 to be M-LDR MEDIUM LOW DENSITY RESIDENTIAL."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

34) ZN-07-04 (13449) LAMB/TROPICAL (Public Hearing)

An application submitted by Richmond American Homes on behalf of Wesley D. Adams, property owner, for reclassification of property from a M-2 General Industrial District to a PUD Planned Unit Development District consisting of 236 single-family dwellings. The property is located at the northeast corner of Lamb Boulevard and Tropical Parkway. The Assessor's Parcel Number is 123-29-201-001.

This item was continued from the January 14, 2004 Planning Commission meeting at the request of the applicant.

This item was continued from the January 14, 2004 Planning Commission meeting to allow the applicant to submit a revised site plan. A revised site plan has been submitted that addresses many concerns from the previous staff report.

The proposed site plan contains a total of 236 z-lots, with a minimum lot area of 4,500 square feet. The site plan does contain the required amount of perimeter landscaping along Lamb Boulevard. Additionally, the site plan does contain the required 10 feet of corner side lot landscaping.

The applicant is required to provide 3.89 acres (169,392 square feet) of usable open space for this development. The proposed preliminary development plan identifies 172,956 square feet of open space. However, all of the required open space is located along the southeast of the site.

Public Works and Parks and Recreation Departments have reviewed the revised site plan and have removed their opposition to the proposed site plan. A number of the conditions required by Public Works will require extensive modification to the proposed site plan.

RECOMMENDATION:

As the Development Services Department is opposed to AMP-03-04 and does not feel that residential development should replace potential industrial uses adjacent to the railway, the department recommends that ZN-07-04 be denied.

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. 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*.
4. Dedication of the following right of way is required:
 5. 70 feet Lamb Boulevard (offset) and associated spandrel
 6. 30 feet Azure Avenue and associated spandrel
7. Right of way dedication for a CAT bus turnout on Lamb Boulevard near Tropical Parkway alignment is required unless waived by the City of North Las Vegas traffic engineer.
8. Dedication of additional right of way is required for the Range Wash Flood Channel adjacent and parallel with the UPRR right of way per the Las Vegas Valley Flood Control Master Plan.

9. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
10. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Lamb Boulevard.
11. Access on Lamb Boulevard to be relocated 660 feet north of the Tropical Parkway/Lamb Boulevard intersection. Otherwise, access to be limited by right turns in and out with the installation of a raised median island within Lamb Boulevard.
12. Access locations are subject to review and approval of the City of North Las Vegas traffic engineer.
13. Entrance streets are to have a width of sixty (60) feet.
14. Sidewalk is required on one side of all interior streets within the subdivision.
15. Roadway easements are required where public and private streets intersect.
16. Cul-de-sac shown must have a minimum radius of 45.5 feet reference Clark County Area Uniform Standard Drawing No. 212.
17. The common elements will need to be labeled as "Common Element to be maintained by the Homeowners Association."
18. That the developer meet jointly with the Departments of Parks and Recreation and Development Services to discuss amenities and usability of the proposed open space areas prior to submitting a final development plan which shall include a minimum of:
 - a. circuitous lighted paths
 - b. 20 24-inch box trees per acre
 - c. 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. ADA accessibility
 - i. details of amenities to be provided
19. That the maximum number of dwelling units permitted within the development be 236.
20. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet.
21. That all conditions mentioned herein be satisfied prior to recording any final map.
22. 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.
23. That the perimeter walls be owned and maintained by the homeowners' association.
24. That corner side yard landscaping be maintained by the homeowners' association.
25. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.

26. 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.
27. All conditions of the approved PUD shall be placed as notes on the Final Map.

28. 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.
29. Measures to achieve a noise level reduction, outdoor-to-indoor, of 25 decibels must be incorporated into the design and construction.
30. No access shall be allowed from the east side fronting the railroad tracks.
31. The prospective homeowners shall sign a written notice declaring knowledge of the existence of the Union Pacific Railway.

The application was presented by Mary Aldava, 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 and read the following added condition for the record: “A landscape burm with a 6-foot high block wall shall be constructed along the south and east property line, subject to the approval of the Public Works and the Planning and Zoning Departments.”

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Chairman Dean Leavitt SECONDED to APPROVE ZN-07-04 per staff's recommendations subject to the following changes:

Condition #18J Added to Read: “that the developer meet jointly with the Department of Parks and Recreation to discuss amenities and usability of the proposed open-space areas prior to submitting a final development plan and trail system.”

Condition #32 Added to Read: “A landscape burm with a 6-foot high block wall shall be constructed along the south and east property line, subject to the approval of the Public Works and the Planning and Zoning Departments.”

Condition #33 Added to Read: “The residential property must be a minimum of 225 feet from the railroad.”

The motion carried by UNANIMOUS vote.

The item was APPROVED.

35) T-1056 (13452) MARLIDA

An application submitted by Taney Engineering on behalf of Marlida, Inc., property owner, for approval of a tentative map in an R-E Ranch Estates District (proposed PUD Planned Unit Development District) consisting of 57 detached single-family dwellings. The property is located at the northwest corner of McCarran Street and Rome Boulevard. The Assessor's Parcel Number is 124-24-301-005.

This item was continued from the January 14, 2004 Planning Commission meeting.

RECOMMENDATION:

The Department of Planning & Zoning recommends that T-1056 be **approved** subject to the following conditions:

1. That T-1056 shall become null and void if AMP-06-04 or ZN-09-04 is not approved by City Council.
2. The development shall comply with all conditions of approval for ZN-09-04.
3. 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.
4. A minimum of two means of fire apparatus access is required to each group of 25 or more residential units.
5. The following right-of-way dedications are required:
 - a. 30' for the Unnamed westerly street (transition to knuckle at the northern end of the parcel)
 - b. 30' for Rome Boulevard and associated spandrels
 - c. 30' for McCarran Street and associated spandrels
6. All common elements shall be labeled as such and to be maintained by the Home Owner's Association.
7. Street suffixes shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
8. Approval of a traffic study with queuing analysis is required prior to submittal of the civil improvement plans.
9. Approval of a drainage study update is required prior to submittal of the civil improvement plans.
10. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan* or as otherwise approved by the Director of Public Works or his designee.
11. The drainage/emergency access easement must be revised to a public pedestrian access/drainage/emergency access easement that conforms to the North Las Vegas Municipal Code 17.24.210.D.4.a.
12. As a minimum the following amenities shall be provided within the open space:
 - a. circuitous lighted paths;
 - b. a minimum of 20 24-inch box trees per acre;

- c. at least two (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; and
 - h. details of amenities to be provided.
13. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
14. 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 Mary Aldava, Planner, on behalf of staff who indicated staff is recommending approval of this item.

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

Commissioner Jay Aston MOVED and Commissioner Nelson Stone SECONDED to APPROVE T-1056 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVE.

36) UN-01-04 (13080) RESORT GAMING GROUP (Public Hearing)

An application submitted by Resort Gaming Group on behalf of American Land Holdings LLC 50% and APC Losee Ann LLC 50%, property owners, for a use permit in a PUD Planned Unit Development District to allow the “on sale” of alcoholic beverages in conjunction with a restaurant/bar/tavern. The property is generally located at the southwest corner of El Campo Grande Avenue and Losee Road. The Assessor’s Parcel Number is 124-26-802-003.

This item was continued from the January 14, 2004 Planning Commission meeting.

RECOMMENDATION:

The Development Services Department recommends that UN-01-04 be **continued indefinitely** to allow the applicant sufficient time to submit a final development for Planning Commission review and approval that meets all ordinance requirements.

However, if the Planning Commission determines that **approval is warranted** at this time, the Development Services Department recommends that UN-01-04 be subject to the following conditions:

1. That no site plan approval is granted, assumed or implied. All reviewing department and agencies shall reserve the right to provide comments, corrections and conditions related to the site until such time that a final development plan is submitted for review and approval by the Planning Commission.
2. That the applicant file and obtain approval from the Planning Commission for a final development plan for the entire commercial component of the PUD prior to applying for any building permits related to the development of this site.
3. The development shall comply with all conditions of approval for ZN-35-03.
4. The commercial development shall be in compliance with the Commercial Development Standards and Design Guidelines.
5. The applicant shall comply with all parking requirements.
6. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
7. That the applicant shall submit a survey, stamped by a surveyor licensed in the State of Nevada, to the Development Services Department as proof of compliance with the 1,500-foot separation requirement prior to the application for a building permit or business license, whichever is first.
8. That the customers entering the establishment and/or waiting to be seated shall be separated from the bar area by a 100% opaque wall not less than eight (8) feet in height.
9. That the restrooms be located such that patrons are not required to go through the bar area to access those facilities.
10. That windows be provided throughout the building, except where the kitchen and restrooms are proposed to be located, and the windows shall match the style of the approval retail center.
11. That the floor area of the bar shall not exceed 50% of the total public floor area.

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. 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.
15. The North arrow should face upward or to the left.
16. The plans should show the limits of the Federal Emergency Management Agency designated Special Flood Hazard Area.
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. Approval of a traffic study is required prior to submittal of the civil improvement plans.
19. Dedication of a right of way to form a flared intersection.
20. Dedication of right of way is required for bus turn-outs along the project's Losee Road and Ann Road frontages.
21. Driveway number and location are subject to review and approval of the City of North Las Vegas traffic engineer.
22. Median islands are required along Ann Road and Losee Road frontages. Median openings to be a minimum of 660 feet apart.
23. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Losee Road and Ann Road.
24. The property owner is required to grant a roadway easement for commercial driveway(s) prior to approval of the civil improvement plans.
25. Parcel maps 893, 905 and 906 in process will convey required right of way and must record prior to any permit issuance.
26. Plans are required to show street widths and revised to include a CAT bus turnout and flared intersection.
27. The property owner is required to sign a restrictive covenant for utilities prior to civil improvement plan approval.
28. Fire access lane turning radii shall be designed and installed in accordance with the Fire Code.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/11/04 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.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to CONTINUE UN-01-04 to the 2/11/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/11/04.

37) T-1051 (13432) ANN/GOLDFIELD

An application submitted by Richmond American Homes on behalf of the Leonard Luning Living Trust, property owner, for approval of a tentative map in an R-E Ranch Estates District (proposed R-1 Single-Family Residential District) consisting of 74 single-family dwellings. The property is located at the southeast corner of Goldfield Street and Ann Road. The Assessor's Parcel Number is 124-34-501-010.

RECOMMENDATION:

The Department Planning and Zoning recommends that T-1051 be **approved** subject to the following conditions:

1. That T-1051 shall become null and void if ZN-04-04 is not approved by the City Council.
2. That all lots shall meet a minimum lot size of 6,000 square feet.
3. That the development comply with the Single Family Design Guidelines.
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. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
10. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
11. Fire access lane width shall be maintained in accordance with the Fire Code.
12. A minimum of two means of access shall be provided for each group of 25 or more residential units.

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. The notice shall also state the R.C. Farms, in part, is protected by state statutes as an agricultural use.
14. The property owner is required to grant a public utility easement between lots 8 and 9 proceeding northerly to Ann Road across the common element.
15. All common elements shall be labeled as such and to be maintained by the Home Owners Association.
16. The property owner is required to grant roadway easements where public and private streets intersect prior to civil improvement plan approval.
17. The area adjacent to lot 8 shall be labeled as to what it is.
18. Dedication of the following right of way is required: a 25 feet radius at the corner of Goldfield Street and Ann Road.
19. The drainage easements shall be labeled as private and to be maintained by the Home Owners Association and shall be labeled as a common element.
20. Plans are required to show landscape areas, with dimensions, at corner side lots with dashed lines if intended to be an easement or solid lines if intended to create a separate common element.
21. Approval of a drainage study is required prior to submittal of the civil improvement plans.
22. 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.
23. 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.
24. The drainage and utility easement must be revised to conform to North Las Vegas Municipal Code 17.24.210.D.4.a.
25. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
26. Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas set forth in Clark County Area Uniform Standard Drawing No. 210. Parking is limited to one side of the street and the developer must install no parking signs and provide red-painted curbs.
27. Sidewalks are required on a minimum of one side of all interior, private streets.
28. Approval of a traffic study is required prior to submittal of the civil improvement plans.
29. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the projects frontage on Ann Road.

30. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
31. 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 Mary Aldava, 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 would like to have condition #27 removed.

Chairman Dean Leavitt asked staff is they are in agreement with the applicant's request.

Mrs. Aldava replied staff will agree to the request.

Lenny Badger, with the Public Works Department, stated that condition needs to remain as it is a requirement.

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE T-1051 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Mr. Gronauer requested Item #40 T-1007 be heard next.

38) FDP-03-01 (4077) SUNRIDGE VILLAGE

An application submitted by NEVFUR Inc., property owner, for a final development plan review in a PUD Planned Unit Development District consisting of 176 multifamily units. The property is generally located west of Commerce Street and approximately 330 feet north of Gowan Road. The Assessor's Parcel Number is 139-10-201-010.

This item was continued from the January 14, 2004 Planning Commission meeting.

(from the 1/14/04 Planning Commission meeting):

RECOMMENDATION:

The Development Services staff recommends that FDP-03-01 be **continued indefinitely** to allow the applicant sufficient time to submit wall elevations.

However, if the Planning Commission determines that **approval is warranted** at this time, the development Services Department recommends that FDP-03-01 be subject to the following conditions:

1. Standard conditions: 2, 3, 4, 5, 7, 8, 11, 15, 26 and 27.
2. The applicant shall comply with the Multifamily Development Standard, including, but not limited to the following:
 - a. A meandering sidewalk shall be required next to Commerce Street.
 - b. Any fence or wall next to Commerce Street shall be set back 25 feet from the back of curb.
3. Additional architectural features shall be incorporated in the rear elevation of each of the six buildings proposed on the north side of the development and shall be subject to staff review and approval.
4. A wrought iron and decorative pilaster fence shall be provided next to Commerce Street and shall be subject to staff review and approval.
5. All residential structures, regardless of size, shall have sprinkler protection and have monitored alarms transmitted off-site.
6. All Fire Department codes and ordinances in effect at the issuance of building plans shall apply.
7. As a minimum the following amenities shall be provided within the open space:
 - a. circuitous lighted path;
 - b. a minimum of 20 24-inch box trees per acre;
 - c. at least two (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/trellis along clubhouse;

- f. picnic tables and barbecue grills;
 - g. swimming pool;
 - h. clubhouse;
 - i. exercise stations along pathway;
 - j. ADA accessibility; and
 - k. details of amenities to be provided.
8. A traffic study update is required.
9. A queuing analysis is required.
10. Fiber optic conduit is required on the Commerce Street frontage.
11. Approval of a drainage study is required prior to submittal of the civil improvement plans.
12. 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.
13. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
14. The property owner is required to grant an emergency access easement prior to civil improvement plan approval.

The application was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending this item be continued indefinitely to allow the applicant time to submit elevations, however if the Planning Commission determines approval is warranted staff has listed 14 conditions.

William Farnsworth, 1027 S. Rainbow Boulevard, Las Vegas, Nevada 89146 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Nelson Stone SECONDED to APPROVE FDP-03-01.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

39) 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.

RECOMMENDATIONS:

The Planning and Zoning Department recommends that T-1047 be **continued** to allow the applicant sufficient time to address the concerns of the Department of Public Works.

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**.

If, however, the Planning Commission determines that **approval is warranted** at this time, the Development Services Department recommends that an approval of T-1047 be subject to the following conditions:

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. The developer is required to dedicate 65 feet of right of way transitioning to 50 feet along the project's Centennial Parkway frontage and 55 feet of right of way transitioning to 50 feet along the Commerce Street frontage. The additional dedications shall be made in accordance with Clark County Area Uniform Standard Drawing Numbers 201.1 and 245.1. Additional right of way dedication is required along Commerce Street to form a bus turn-out in accordance with Clark County Area Uniform Standard Drawing Number 234.1
5. Reconfigure internal street network to provide better circulation and add an additional access to Centennial Parkway.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans.
7. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Centennial Parkway and Commerce Street frontages.
8. The actual access/entrance locations are subject to review and approval by the City of North Las

Vegas Traffic Engineer and must meet the standards set forth in the City Municipal code. Conformance may require modifications to the site.

9. Dedication for Commerce Street (per Master Plan of Streets and Highways)
10. Internal street parking to be limited to one-side of street with the posting of "No Parking / Fire Lane" signs.
11. Pedestrian access to be provided between back to back cul-de-sacs.
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. 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.
15. Remove the County's "Call Before You Underground" note from the cover sheet.
16. 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.
17. All buildings must be constructed in tandem.
18. The perimeter walls be owned and maintained by the Homeowner's Association.
19. Corner side yard landscaping shall be maintained by the Homeowner's Association.
20. The developer must disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
21. The required rear yard setback shall be a minimum of 20 feet.
22. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
23. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/11/04 Planning Commission meeting.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to CONTINUE T-1047 to the 2/11/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/11/04.

40) 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 January 14, 2004 Planning Commission meeting at the request of the applicant. The applicant has submitted a tentative map that incorporates the approved area from the Preliminary Development Plan (ZN-36-03).

Public Works is recommending a **continuance** to allow the applicant time to address connectivity and easements needed for the development.

If the Planning Commission chooses to **approve** the proposed tentative map, the following conditions are recommended:

1. As revised alignments and configurations of the regional flood control facilities that affect this site are being proposed, a successful amendment(s) to the Clark County Regional Flood Control District's Master Plan Update for the Las Vegas Valley must be completed prior to the approval of the civil improvement plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*.
5. 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.
6. 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.
7. 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.
8. The property owner must file a reversionary parcel map to combine parcels prior to approval of the civil improvement plans.
9. 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.
10. Label all landscape areas and open spaces as "Common elements to be maintained by the homeowner's association".
 11. 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).
 12. The rights-of-way of adjacent streets must be dedicated in accordance with the MPSH.
 13. Roadway easements must be granted where public and private streets intersect.

 14. Hammer Lane, Sandy Lane and Queen Street must be vacated. In addition, a portion of Fisher Avenue must be vacated where the street transitions from sixty feet to fifty-one feet.
 15. 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.
 16. The word "easement" must be removed from the drainage channel adjacent to UPRR. This was dedicated per instrument 98116:01899.
 17. 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.
 18. Parking on the internal streets is limited to one side. Developer must install "No Parking" signs.
 19. 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.
 20. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
 21. This Tentative Map shall be null and void if AMP-19-03 and ZN-36-03 are not approved by the City Council.
 22. All conditions for ZN-36-03 shall also apply, if a conflict occurs, the more restrictive shall apply.
 23. 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.
 24. A minimum of two paved means of access from existing streets to this development will be provided.
 25. Fire hydrants shall be designed and installed in accordance with Fire Code requirements.
 26. That the maximum number of dwelling units permitted within the development be 469.
 27. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet.
 28. That all conditions mentioned herein be satisfied prior to recording any final map.
 29. 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.
30. That the perimeter walls be owned and maintained by the homeowners' association.
31. That corner side yard landscaping be maintained by the homeowners' association.
32. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
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:
- e. circuitous lighted paths
 - f. 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
37. All conditions of the approved Tentative Map shall be placed as notes on the Final Map.
38. 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.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and requested this item be continued to the 2/11/04 Planning Commission meeting.

Commissioner Harry Shull MOVED and Commissioner Nelson Stone SECONDED to CONTINUE T-1007 to the 2/11/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/11/04.

Item #38 FDP-03-01 was heard next.

41) T-1009 (11332) LA MADRE COURT

An application submitted by D. R. Horton on behalf of David R. Belding, property owner, to approve a tentative map in an R-1, Single-Family Residential District (proposed property reclassification to the PUD Planned Unit Development District consisting of 125 duplex units). The property is located at the northwest corner of LaMadre Way and Camino Al Norte. The Assessor's Parcel Number is 124-33-702-001.

RECOMMENDATIONS:

The Planning and Zoning Department recommends that T-1009 be **continued indefinitely** to allow the applicant sufficient time to address the issues outlined by the various departments.

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-1009 be **denied**.

If, however, the Planning Commission determines that **approval is warranted** at this time, the Development Services Department recommends that an approval of T-1009 be subject to the following conditions:

1. That T-1011 shall become null and void if AMP-36-03 and ZN-49-03 are not approved by City Council.
2. That the development shall comply with all conditions of approval for ZN-49-03.
3. 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.
4. A minimum of two (2) means of access are required for every group of 25 or more residential units.
5. Fire access lanes on a dead-end exceeding 150 in length shall be provided with turnaround provisions in accordance with the Fire Code.
6. The amenities to be included in the open space which shall contain, at a minimum, the following items:
 - a. Circuitous lighted paths; and
 - b. A minimum of 20 24-inch box trees per acre; and
 - c. At least 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and;
 - d. One large group shade area/gazebo, lighted; and
 - e. At least one large open space area for group/organized play; and

- f. Four (4) individually sheltered picnic tables and barbecue grills; and
 - g. Benches spaced along park pathways; and
 - h. Parcourse exercise stations along the pathway; and
 - i. Details of the amenities are to be provided.
7. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
8. 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 2/11/04 Planning Commission meeting.

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to CONTINUE T-1009 to the 2/11/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/11/04.

PUBLIC FORUM

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

No members of the public came forward.

DIRECTOR'S BUSINESS: None

CHAIRMAN'S BUSINESS: None

ADJOURNMENT: 11:55 PM

A motion to ADJOURN the January 28, 2004 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