

# MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Dean Leavitt, Chairman  
Nelson Stone  
Jay Aston  
Harry Shull

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

Marilyn Kirkpatrick, Vice-Chairman  
Jo Cato  
Steve Brown

---

Planning Commission MINUTES are available on the internet at:

[www.cityofnorthlasvegas.com](http://www.cityofnorthlasvegas.com)

## **April 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 - Absent  
Jo Cato-Present  
Jay Aston-Present  
Steve Brown-Present  
Harry Shull-Present

### **STAFF PRESENT:**

Jory Stewart, Planning and Zoning Director  
Marc Jordan, Acting Planning Manager  
Bob Hoyes, Planner  
Lenny Badger, Public Works  
Clete Kus, Transportation Services  
Terri Tarbett, Assistant Fire Chief  
James Lewis, Senior 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**

Vice-Chairman Marilyn Kirkpatrick

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

**For special assistance or accommodations at this meeting, please contact the ADA coordinator at (702) 633-1510 at least 72 hours in advance of the meeting.**

## **MINUTES**

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to APPROVE the Minutes of the April 14, 2004 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

## **CONSENT AGENDA**

### **A) PW-82-04 (15135) NVE PARCEL 20**

Approve the Subdivision Off-Site Improvements Agreement by Astoria NLV 53, LLC, and accept the Subdivision Bond in the amount of \$3,448,434.66.

### **B) PW-83-04 (15136) FIESTA DEL CENTRO**

Approve the Subdivision Off-Site Improvements Agreement by Pardee Homes of Nevada, and accept the Performance Bond in the amount of \$824,899.25.

### **C) PW-84-04 (15137) PASEO RIDGE, UNIT 1**

Approve the Subdivision Off-Site Improvements Agreement by KB Home Nevada, Inc., and accept the Performance Bond in the amount of \$1,130,280.20.

### **D) PW-85-04 (15138) ALLEN MANOR**

Approve the Subdivision Off-Site Improvements Agreement by D.R. Horton, Inc., and accept the Subdivision Bond in the amount of \$1,544,069.18.

### **E) PW-86-04 (15139) 4060 ARCATA WAY**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Hanover Insurance Company to release the Subdivision Bond in the amount of \$7,361.75.

### **F) PW-87-04 (15140) HARMONY II**

Approve the Subdivision Off-Site Improvements Agreement by Celebrate Homes, 21 & 23, LLC and accept the Subdivision Bond in the amount of \$817,384.26.

### **G) PW-88-04 (15141) NVE PARCEL 15**

Approve the Subdivision Off-Site Improvements Agreement by PN II, Inc., a Nevada Corporation dba Pulte Homes of Nevada, and accept the Performance Bond in the amount of \$1,030,928.53.

### **H) PW-89-04 (15143) MIRA VISTA**

Approve the Subdivision Off-Site Improvements Agreement by Plaster Development Company, Inc., and accept the Subdivision Bond in the amount of \$224,588.00.

### **I) PW-90-04 (15144) MIRA VISTA**

Accept the replacement Bond and Off-Site Improvements Agreement by Plaster Development Company, Inc., and advise the Director of Public Works to notify Gulf Insurance Company to release the Subdivision Bond in the amount of \$574,581.37.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE Consent Agenda Items A, B, C, D, E, G, H and I.

The motion carried by UNANIMOUS vote.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to APPROVE Consent Agenda Item F.

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

## **NEW BUSINESS**

**Items #1 AMP-30-04, #2 AMP-31-04 and #3 ZN-35-04 are related.**

**1) AMP-30-04 (14767) CENTENNIAL LAMB CENTER (Public Hearing)**

An application submitted by Peter Michelin on behalf of Michael Angelo, LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Business, Research or Development Park to M-LDR Medium Low Density Residential. The property is located at the southwest corner of Centennial Parkway and Novak Street. The Assessor's Parcel Number is 123-29-101-005.

**RECOMMENDATION:**

The Development Services Department recommends that AMP-30-04 be **approved** as the proposed plan amendment complies with the guidelines established in the Comprehensive Plan and is consistent with recent approvals in the area.

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

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 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 Jo Cato SECONDED to APPROVE AMP-30-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #1 AMP-30-04, #2 AMP-31-04 and #3 ZN-35-04 are related.**

**2) AMP-31-04 (14768) CENTENNIAL LAMB CENTER (Public Hearing)**

An application submitted by Peter Michelin on behalf of Michael Angelo, LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Business, Research or Development Park to Community Commercial. The property is located at the southeast corner of Centennial Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-29-101-001, 123-29-101-002, 123-29-101-003 and 123-29-101-004.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that AMP-31-04 be **approved** as the proposed plan amendment complies 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 approval of this item.

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 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 Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE AMP-31-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #1 AMP-30-04, #2 AMP-31-04 and #3 ZN-35-04 are related.**

**3) ZN-35-04 (14773) CENTENNIAL LAMB CENTER (Public Hearing)**

An application submitted by Peter Michelin on behalf of Michael Angelo, LLC, property owner, for a reclassification of property from a —2 General Industrial District to a C-2 General Commercial District. The property is located at the southeast corner of Centennial Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-29-101-001, 123-29-101-002, 123-29-101-003 and 123-29-101-004.

The Planning and Zoning Department recommends that ZN-35-04 be forwarded to the City Council with a **favorable recommendation** for permanent rezoning to the C-2, General Commercial district.

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

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 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 Jo Cato SECONDED to APPROVE ZN-35-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #4 AMP-32-04, #5 ZN-36-04 and #6 T-1076 are related.**

**4) AMP-32-04 (14787) ALEXANDER ESTATES (Public Hearing)**

An application submitted by Investment Equity Builders on behalf of 70 Limited Partnership, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Industrial to MLDR Medium-Low Density Residential. The property is located at the southwest corner of Alexander Road and Pecos Road. The Assessor's Parcel Number is 139-12-510-001.

**RECOMMENDATIONS:**

The Planning and Zoning Department recommends **denial** of AMP-32-04 as the proposed plan amendment does not meet the standards established in the Comprehensive Plan.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/12/04 Planning Commission meeting.

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

- Bradley Myers, 5201 Primrose Flower, Las Vegas, Nevada 89131

Mr. Myers stated he represents T.P. Partners which owns the 102 acres immediately to the west of this property and he will be out of town for two weeks and would like a chance to get the neighbors together, and requests this item be continued to the 5/26/04 Planning Commission meeting.

Commissioner Harry Shull asked Mr. Myers if he was the applicant.

Mr. Myers replied he is not the applicant, however he opposes this application.

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and suggested she could meet with Mr. Myers to address his concerns and continued this item for two weeks.

Chairman Leavitt closed the Public Hearing.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to CONTINUE AMP-32-04 to the 5/12/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 5/12/04.**

**Items #4 AMP-32-04, #5 ZN-36-04 and #6 T-1076 are related.**

**5) ZN-36-04 (14788) ALEXANDER ESTATES (Public Hearing)**

An application submitted by Investment Equity Builders on behalf of 70 Limited Partnership, property owner, for a reclassification of property from a —2 General Industrial District to a PUD Planned Unit Development District consisting of 57 single-family dwellings. The property is located at the southwest corner of Alexander Road and Pecos Road. The Assessor's Parcel Number is 139-12-510-001.

**RECOMMENDATIONS:**

The Planning and Zoning Department recommends **denial** of ZN-36-04. The proposed zone change would create an isolated parcel of residential property at the eastern boundary of the City, and, as proposed, the residential planned unit development at this location would be incompatible with the existing pattern of industrial development in the area. In particular, the proposed subdivision would be situated next to an existing —2, General Industrial zone, which includes two zero-lot line buildings that directly abut three residential lots within the proposed development. Since existing industrial development in the surrounding area did not anticipate residential neighbors and new industrial development would be required to mitigate potential conflicts, approval of the proposed zone change would impose considerable development constraints on these uses, including larger setbacks and additional requirements for fencing, screening, and landscaping.

**If, however,** the Planning Commission determines that **approval is warranted** at this time, the Planning and Zoning Department recommends that residential development facilitated by ZN-36-04 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 developer shall provide a minimum 20-foot wide landscaped buffer along the western perimeter of the proposed development. This landscaped buffer shall be provided in combination with the total 1.05 acres of open space proposed by the developer. In addition, the landscaped buffer shall be designed with active and passive recreation facilities and other amenities provided by the developer in consultation with the Department of Parks and Recreation.
3. The installation of sprinklers for fire suppression shall be 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 maintained by marking streets in accordance with Fire Code requirements.
5. Fire department turnaround features shall be provided in accordance with Fire Code requirements for each dead-end 150 feet in length or longer.
6. The subdivision entrance streets shall be in compliance with the *City of North Las Vegas Municipal Code* section 17.24.130 which calls for a minimum distance of 200 feet at the Alexander Road entrance and 150 feet at the Kier Road entrance, as measured from the property line adjacent to the nearest curb face of the intersecting street to the nearest curb face of the entrance street.
7. If the interior streets are to be public, the minimum right-of-way width is 48 feet per *Uniform Standard Drawings for Public Works Construction Off-Site Improvements Drawing No. 207*. If the interior streets are to be private, sidewalk is required on a minimum of one side and the streets must meet the minimum standards for the City of North Las Vegas set forth in *Uniform Standard Drawings for Public Works Construction Off-Site Improvements Drawing No. 210*. The use of roll curb will require an additional one foot of right of way.

8. The internal streets shown exceed the design standards of the modified stub street for the City of North Las Vegas which is limited to a maximum length of 150 feet and a maximum lot frontage of four. Make the necessary corrections or use a standard cul-de-sac design.
9. Property owner to provide documentation indicating the "Owners Association" per Collins Business Park II, Unit 1, no longer has ownership or maintenance responsibilities associated with the existing 10-foot wide landscape easements along Kier Road, Pecos Road and Alexander Road.
10. All common elements shall be labeled as such and to be maintained by the home owners association.
11. Right-of-way dedication and construction is required for a CAT bus turn-out on Pecos Road near Alexander Road is required.
12. Should Nevada Power Company poles require relocating, it shall be the responsibility of the developer.
13. Special Assessments shall be paid in full prior to recordation of the final map.
14. Plans are required to clearly depict property lines; specifically the northern portion.
15. 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.
16. Approval of a drainage study is required prior to submittal of civil improvement plans.
17. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of civil improvement plans.
18. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
19. Approval of a traffic study is required prior to submittal of civil improvement plans.
20. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Alexander Road and Pecos Road.
21. Revise the plans to meet the minimum curvilinear street standards set forth in the *City of North Las Vegas Municipal Code* section 16.20.050.
22. All dwelling units shall be designed to decrease the day/night average level of sound outdoor-to-indoor by 30 decibels.
23. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/12/04 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 ZN-36-04 to the 5/12/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 5/12/04.**

**Items #4 AMP-32-04, #5 ZN-36-04 and #6 T-1076 are related.**

**6) T-1076 (14790) ALEXANDER ESTATES**

An application submitted by Investment Equity Builders on behalf of 70 Limited Partnership, property owner, for approval of a tentative map in a —2 General Industrial District (proposed PUD Planned Unit Development District) consisting of 57 single-family dwellings. The property is located at the southwest corner of Alexander Road and Pecos Road. The Assessor's Parcel Number is 139-12-510-001.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that T-1076 be **denied** because the site is located in an —2, General Industrial District and the underlying Comprehensive Plan land use designation is Industrial. Residential development on this site would not be compatible with the established pattern of industrial development in the surrounding area. Staff does not support the proposed Comprehensive Plan amendment to Medium-Low Density Residential (MLDR) for this site (AMP-32-04) or the request to reclassify the site to the PUD, Planned Unit Development District (ZN-36-04).

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

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. All conditions of approval for ZN-36-04.
3. That if AMP-32-04 and ZN-36-04 are not approved, T-1076 shall be null and void.
4. The installation of sprinklers for fire suppression shall be 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 maintained by marking streets in accordance with Fire Code requirements.
6. Fire department turnaround features shall be provided in accordance with Fire Code requirements for each dead-end 150 feet in length or longer.
7. The subdivision entrance streets shall be in compliance with the *City of North Las Vegas Municipal Code* section 17.24.130 which calls for a minimum distance of 200 feet at the Alexander Road entrance and 150 feet at the Kier Road entrance, as measured from the property line adjacent to the nearest curb face of the intersecting street to the nearest curb face of the entrance street.
8. If the interior streets are to be public, the minimum right-of-way width is 48 feet per *Uniform Standard Drawings for Public Works Construction Off-Site Improvements Drawing No. 207*. If the interior streets are to be private, sidewalk is required on a minimum of one side and the streets must meet the minimum standards for the City of North Las Vegas set forth in *Uniform Standard Drawings for Public Works Construction Off-Site Improvements Drawing No. 210*. The use of roll curb will require an additional one foot of right of way.
9. The internal streets shown exceed the design standards of the modified stub street for the City of North Las Vegas which is limited to a maximum length of 150 feet and a maximum lot frontage of four. Make the necessary corrections or use a standard cul-de-sac design.
10. Property owner to provide documentation indicating the "Owners Association" per Collins Business Park II, Unit 1, no longer has ownership or maintenance responsibilities associated with the existing 10-foot wide landscape easements along Kier Road, Pecos Road and Alexander Road.

11. All common elements shall be labeled as such and to be maintained by the home owners association.
12. Right-of-way dedication and construction is required for a CAT bus turn-out on Pecos Road near Alexander Road is required.
13. Should Nevada Power Company poles require relocating, it shall be the responsibility of the developer.
14. Special Assessments shall be paid in full prior to recordation of the final map.
15. Plans are required to clearly depict property lines; specifically the northern portion.
16. 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.
17. Approval of a drainage study is required prior to submittal of the civil improvement plans.
18. 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.
19. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
20. Approval of a traffic study is required prior to submittal of the civil improvement plans.
21. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Alexander Road and Pecos Road.
22. Revise the plan to show the City of North Las Vegas as the water purveyor.
23. Revise the plans to meet the minimum curvilinear street standards set forth in the *City of North Las Vegas Municipal Code* section 16.20.050.
24. All dwelling units shall be designed to decrease the day/night average level of sound outdoor-to-indoor by 30 decibels.
25. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
26. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Department prior to submittal of the final map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/12/04 Planning Commission meeting.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to CONTINUE T-1076 to the 5/12/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 5/12/04.**

**7) ZN-37-04 (14803) SLOAN & CENTENNIAL (Public Hearing)**

An application submitted by J. B. Enterprises on behalf of Centennial 42, LLC, property owner, for a reclassification of property from an OL Open Land District to a C-2 General Commercial District. The property is located at the northwest corner of Sloan Lane and Centennial Parkway. The Assessor's Parcel Number is 123-21-000-003.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that ZN-37-04 receive a **favorable recommendation** from the Planning Commission. This recommendation would then be forwarded to the City Council for final consideration.

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

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 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.

Vice-Chairman Marilyn Kirkpatrick MOVED and Chairman Dean Leavitt SECONDED to APPROVE ZN-37-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #8 ZN-38-04 and #9 T-1078 are related.**

**8) ZN-38-04 (14785) SUN CITY ALIANTE UNIT 10, PHASE 1 (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 located at the northwest corner of Broadwing Street and Elkhorn Drive. The Assessor's Parcel Number is 124-17-710-001.

**RECOMMENDATION:**

The Planning and Zoning Department Recommends that ZN-38-04 be **approved** and forwarded to the City Council with a recommendation for permanent zoning to the R-1 / MPC, Single-Family Residential Master Planned Community District.

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

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 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 Jo Cato SECONDED to APPROVE ZN-38-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

Items #8 ZN-38-04 and #9 T-1078 are related.

**9) T-1078 (14786) SUN CITY ALIANTE UNIT 10, PHASE 1**

An application submitted by North Valley Enterprises, LLC, property owner, for approval of a tentative map in a MPC Master Planned Community District (proposed R-1 MPC Single-Family Residential Master Planned Community District) consisting of 167 single-family dwellings. The property is located at the northwest corner of Broadwing Street and Elkhorn Drive. The Assessor's Parcel Number is 124-17-710-001.

**RECOMMENDATION**

The Planning and Zoning Department recommends that T-1078 be **approved** with the following conditions:

1. Appropriate subdivision and/or parcel mapping is required to complete this project. Portions of the Golf Maintenance Yard appear to be included within this site, and the boundary between this site and Golf Course Hole #18 does not appear to match existing parcel lines. All mapping shall be in conformance with NRS Chapter 278 and the North Las Vegas Municipal Code Title 16.
2. Plans will need to show the new location of the access road into the Golf Maintenance site; the approved location was within the proposed lot 167.
3. Plans are required to show labeling on the parcel west of the Golf Maintenance as to what it is and as a public utility easement to be maintained by the homeowners association.
4. 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.
5. Plans are required to show labeling on the lot at the north west corner of Broadwing Drive and Elkhorn Drive.
6. Plans are required to show all existing easements including those listed in the preliminary title report as the Kern River Gas easement and the Nevada Power Company right-of-way grant.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. Conformance with the overall master conceptual drainage study is required.
9. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
10. That the required "landscape/sidewalk zone" as specified in the North Valley Development Agreement shall be shown on the final map and proof of a maintenance mechanism be demonstrated to the City prior to recordation of the final map.
11. All lots shall conform to the minimum lot size requirements as specified in the North Valley Development Agreement.
12. Unless expressly authorized through a variance, waiver or another approved method; the development shall comply with all applicable codes, ordinances, and design standards.
13. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review of the Public Works Department and the Planning Division prior to submittal of the final map.

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

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated she concurs with staff's recommendations.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE T-1078 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**10) VAC-13-04 (14674) CRAIG & LAMB (Public Hearing)**

An application submitted by R & S Investments on behalf of Vegas Industrial Development, LLC, property owner, to vacate approximately 111 feet of drainage right-of-way, south of Craig Road and approximately 1,415 feet east of Walnut Road. The Assessor's Parcel Number is 140-06-696-001.

**RECOMMENDATION**

The Planning and Zoning Department recommends **approval** of VAC-13-04 subject to the following conditions:

- A. Dedication of the following right-of-way is required: Vandenberg Drive 60 feet and associated spandrels.
- B. The property owner is required to grant drainage easements over existing structures.
- C. The vacation is required to record concurrent with the dedication of Vandenberg Drive and drainage easements. Should the Order of Vacation not record within one year from the approved date, the vacation shall be deemed null and void.

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 Jay Aston MOVED and Chairman Dean Leavitt SECONDED to APPROVE VAC-13-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**11) VN-11-04 (14805) CALVARY SOUTHERN BAPTIST CHURCH (Public Hearing)**

An application submitted by Ivory Johnson on behalf of Calvary Southern Baptist Church, property owner, for a variance in an R-1 Single-Family Residential District to allow a 5 foot side setback and 15 foot rear setback where 50 feet is required for an accessory building associated with a church. The property is located at 1800 East Cartier Avenue. The Assessor's Parcel Number is 139-14-710-050.

**RECOMMENDATION:**

The Planning & Zoning Department recommends that VN-11-04 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 use of this site shall be limited to classrooms, administrative purposes and parking in the rear yard area only. At such time that the church's sanctuary expansion project is complete, this entire site shall be converted to a parking lot.
3. That the building shall maintain a minimum five-foot (5.00') side setback, a fifteen-foot (15.00') rear setback and a 20-foot front setback.
4. That all parking areas shall maintain a minimum five-foot (5.00') setback from the north and east property lines. All parking areas shall be paved in accordance with the requirements set forth in the Zoning Ordinance.
5. That a minimum five feet of landscaping shall be maintained adjacent to all property lines, with the exception of the southern property line, which shall have a minimum ten feet (10.00') of landscaping. Landscape materials shall be provided in accordance with the Zoning Ordinance.
6. The applicant shall apply for and be issued a building permit prior to paving any additional parking areas and/or installing the required landscape materials. All paving and/or landscaping shall receive final inspection(s) prior to occupancy of the building.
7. That if UN-72-04 is not approved, then this application shall be considered null and void.

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

Jayfous Hailey, 4008 Rubideaux Drive, Las Vegas, Nevada (no zip code stated) appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE VN-11-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #12 VN-12-04 and #13 UN-19-04 are related.**

**12) VN-12-04 (14806) THERONE & NAOMI GOYNES ELEMENTARY SCHOOL (Public Hearing)**

An application submitted by the Clark County School District, property owner, for a variance in a MPC/PSP Master Planned Community/ Public Semi-Public District to allow a 0 (zero) foot setback for a parking lot where 20 feet is required. The property is generally located south of Deer Springs Way and approximately 526 feet northeast of Aviary Way. The Assessor's Parcel Number is 124-20-313-001.

**RECOMMENDATION**

The Planning and Zoning Department recommends **approval** of the variance request, VN-12-04, 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.

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

Carol Bailey, with the Clark County School District, 4212 Eucalyptus Annex, Las Vegas, Nevada 89121 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 Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE VN-12-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #12 VN-12-04 and #13 UN-19-04 are related.**

**13) UN-19-04 (13949) THERONE & NAOMI GOYNES ELEMENTARY SCHOOL (Public Hearing)**

An application submitted by the Clark County School District on behalf of North Valley Enterprises, LLC, property owner, for a use permit in a MPC/PSP Master Planned Community/Public Semi-Public District to allow an elementary school. The property is generally located south of Deer Springs Way and approximately 526 feet northeast of Aviary Way. The Assessor's Parcel Number is 124-20-313-001.

The applicant has submitted a request for a waiver of the landscaping requirement of a parking lot located adjacent to a right-of-way. The applicant is requesting the use permit to allow a public school to be allowed in the PSP MPC District. The requested waiver of the landscaping requirements corresponds with a variance to allow a reduction in the setback for the same parking lot.

The North Valley Development Agreement requires a landscaped parkway along Deer Springs Way with a minimum width of 25 feet. Therefore 25 feet of landscaping is proposed along Deer Springs Way and will be developed by North Valley Enterprises. The applicant is requesting that this landscaping meet the intent of the commercial design standards.

Inside Aliante there is an example of the reduced setback for a parking lot, at the golf course clubhouse. As the School District is allowed some leniency from the commercial design standards and Aliante does provide a 25-foot parkway adjacent to Deer Springs Way, the Planning and Zoning Department supports the waiver request.

The remaining concerns with the proposed school have not been changed and the Planning and Zoning Department is not supporting any additional waivers for the school site.

The Development Services Department recommends that UN-19-04 be **approved** with the following conditions:

1. Approval of a traffic study is required prior to submittal of the civil improvement plans.
2. The drainage study must conform to the Master Conceptual Drainage Study.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans.
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 parking lot shall comply with the setbacks or the applicants shall obtain a variance to allow the parking lot to be located with a reduced setback.
7. The applicant shall use the Aliante designed view fence in place of the proposed chain link view fence.

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

Carol Bailey, with the Clark County School District, 4212 Eucalyptus Annex, Las Vegas, Nevada 89121 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.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to APPROVE UN-19-04 per staff's recommendations subject to the following change:

**Condition #7 Changed to Read:** "The applicant shall use the Aliante designed view fence in place of the proposed chain link view fence, **or an acceptable alternative as accepted by Aliante and staff.**"

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**14) UN-36-02 (14615) MARAVILLA (Public Hearing)**

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

**RECOMMENDATION:**

**NOTE:** All of the following conditions are from the original approval and are simply listed for convenience purposes. The only change made to any of the conditions would be to reflect the new expiration date (Condition #25), if this item is approved.

The Planning & Zoning Department recommends that UN-36-02 be **approved** subject to the following conditions:

1. That UN-36-02 be subject to all applicable conditions of ZN-49-02; and
2. That the final site development plan shall be subject to site plan review and approval by the City Council; and
3. That the development shall comply with all applicable codes and ordinances; and
4. That the use permit is site specific and nontransferable; and
5. That technical design comments will be made at the time development plans are submitted; and
6. That the applicant provide a graphic illustration that clearly indicates that no other tavern is within 1,500 feet of the proposed establishment prior to issuance of a building permit. The illustration shall be created and stamped by a Nevada-licensed surveyor; and
7. That a final development plan for the commercial center be reviewed and approved by the City Council prior to application of any construction permits; and
8. That the construction of the proposed supper club take place after, or in conjunction with, the construction of “Major (tenant) A”. All associated parking and landscaping shall be provided at the time of construction; and
9. That the required pedestrian plaza area(s) be constructed as part of the first phase of construction; and
10. That a minimum twenty (20) feet of landscaping be provided between the residential and commercial portions of the PUD. Installation, ownership and maintenance of the landscaping shall be the responsibility of a property owner association(s) and/or the commercial center; and
11. That the meandering sidewalk along the northern and western property lines be removed; and
12. That the meandering sidewalk adjacent to the Ann Road right-of-way be separated from the back-of-curb by a minimum five (5) feet of landscaping, except as approved by Public Works; and
13. That the development of the shopping center be in conformance with the Commercial Design Standards and shall adhere to the illustrative Commercial Center Guideline Book; and
14. That all perimeter walls and landscaping be provided as part of the first phase of construction or per an approved phasing plan by Planning staff; and
15. That bicycle parking areas be provided in a manner so as not to interfere with pedestrian walkways; and

16. That a screen wall (maximum six feet in height) be provided along the northern and western property lines or a buffer/screening design as otherwise approved by Planning staff. The wall shall be decorative on both sides, except where it faces a residential alley. The design of the wall shall be complementary to the design of the shopping center and shall not be permitted to have any smooth-face CMU blocks; and
17. That site plan approval is conceptual, subject to a final development plan and code requirements; and
18. That this approval shall not constitute or imply approval of any privileged business license that may be required by the City; and
19. That all conditions, stipulations and limitations be fulfilled and construction begun within six months of the date of approval; and
20. That windows be provided on the east-, north- and south-facing walls that allow clear and unobstructed views of the interior of the establishment from outside; and
21. That restrooms be accessible from the dining area without having to go through the bar area; and
22. That dining and waiting areas be separated from the bar area by an opaque wall with a minimum height of four feet; and
23. That the supper club shall not exceed 4,992 total square feet (outside wall to outside wall); and
24. That free-standing signage be restricted to monument-type and shall be part of the shopping center's overall approved sign program. The sign program for the shopping center shall be reviewed and approved by the City Council as part of the final development plan prior to application of a building permit or business license; and
25. That UN-36-02 shall expire on September 4, 2004.

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

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

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

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE UN-36-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**15) UN-61-03 (14802) CENTENNIAL PLAZA (Public Hearing)**

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

**RECOMMENDATION:**

The Planning and Zoning Department recommends that UN-61-03 be **approved** subject to the original conditions, as set forth in the attached Planning Commission Minutes (09/24/03).

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/12/04 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-61-03 to the 5/12/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 5/12/04.**

**16) UN-76-03 (14616) DECATUR & TROPICAL (Public Hearing)**

An application submitted by Worldmark, Inc. on behalf of Decatur Tropics, LLC, property owner, for an extension of time for a use permit in a C-2 General Commercial District to allow the “on sale” of alcoholic beverages in conjunction with a tavern. The property is located at the southeast corner of Decatur Boulevard and Rice Avenue. The Assessor’s Parcel Numbers are 124-30-204-001, 124-30-204-002 and 124-30-204-005.

**RECOMMENDATION:**

NOTE: All of the following conditions are from the original **approval** and are simply listed for convenience purposes. No new or modified conditions are included.

The Planning & Zoning Department recommends that UN-76-03 be approved subject to the following conditions:

1. That AMP-53-03 and ZN-75-03 be approved by the City Council, otherwise this application shall be considered null and void; and
2. That no site plan approval is granted, assumed or implied. All reviewing departments and agencies shall reserve the right to provide comments, corrections and conditions related to the site until such time that the Major Site Plan is submitted for review and approval by the Planning Commission; and
3. That the applicant file for and obtain approval from the Planning Commission for a Major Site Plan Review for the entire shopping center prior to applying for any building permits related to the development of this site; and
4. That the applicant shall submit a survey, stamped by a surveyor licensed in the State of Nevada, to the Development Services Department as proof of compliance with the 1,500-foot separation requirement prior to the application of a business license or building permit; and
5. That 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 8 feet in height; and
6. That the restrooms be located such that patrons are not required to go through the bar area to access those facilities; and
7. 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 approved retail center; and
8. That the floor area of the bar shall not exceed 50% of the total public restaurant floor area; and
9. That, unless expressly authorized through a variance, waiver or another approved method, the development shall comply with all applicable codes and ordinances; and
10. That the following right of way dedications are required:
  - a. Dedicate an additional 10' right of way for Centennial Parkway between Decatur Boulevard and Montgomery Street alignment
  - b. Dedicate Centennial Parkway 100' in width from Montgomery Street to San Mateo Street.
  - c. Dedicate Tropical Pkwy. as it intersects Centennial Parkway and the associated spandrels.
  - d. Dedicate right of way for flared intersection at Tropical Parkway and Decatur Boulevard.
  - e. Additional right of way dedication is required at Decatur Boulevard and Tropical Parkway for the flared intersection per *Clark County Area Uniform Standard Drawings for Public Works Construction Off-site Improvements* drawing number 201.1; and
11. That 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*; and

12. That approval of a drainage study is required prior to submittal of the civil improvement plans; and
13. That all known geologic hazards shall be shown on the tentative map and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original tentative map layout; and
14. Revise the plans to reflect the realignment of Tropical Parkway to conform to the Master Plan of Streets and Highways; and
15. That a reversionary map must be filed to combine all parcels; and
16. That Tropical Parkway must be labeled as Centennial Parkway; and
17. That the applicant be required to submit an application for vacation of San Mateo Street from the Centennial Parkway alignment to the old Tropical Parkway alignment; and
18. That the applicant be required to submit an application for vacation of Tropical Parkway alignment between San Mateo Street and Centennial Parkway; and
19. That approval of a traffic study is required prior to submittal of the civil improvement plans; and
20. That the civil improvement plans for the project must include Schedule 40 PVC fiber optic conduit along Decatur Blvd., Tropical Pkwy. and Centennial Pkwy.; and
21. That the driveway number and location is subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site; and
22. That the applicant must file for and obtain approval from the Planning Commission for a Site Plan Review for the entire site prior to submitting civil improvement plans.

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

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

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

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE UN-76-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**17) UN-63-04 (14635) LAKE MEAD & SIMMONS PLAZA (Public Hearing)**

An application submitted by Simon and Lake Properties, LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a convenience food restaurant. The property is located at the southeast corner of Simmons Street and Lake Mead Boulevard. The Assessor's Parcel Number is 139-20-614-001.

**RECOMMENDATION:**

The Planning and Zoning Department Recommends that UN-63-04 be **approved** subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method the development shall comply with all applicable codes and ordinances including the Aliante Commercial Design Standards.
2. Right-of-way dedication is required for the construction of a CAT bus turn-out on Lake Mead Boulevard near Simmons Street.
3. The property owner is required to dedicate right-of-way for commercial driveway(s).
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
6. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
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 Simons Street and Lake Mead Boulevard.
9. The median on Lake Mead Boulevard shall be constructed.
10. The number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code 17.24.130*. Conformance may require modifications to the site.

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

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 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 Chairman Dean Leavitt SECONDED to APPROVE UN-63-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**18) UN-64-04 (14672) CINGULAR WIRELESS (Public Hearing)**

An application submitted by Cingular Wireless on behalf of M F E, Inc., property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a telecommunication (cellular) tower and facility area. The property is located at the northwest corner of Clayton Street and Ann Road. The Assessor's Parcel Number is 124-29-802-012.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that UN-64-04 be **denied** because, the proposed tower does not comply with the setback requirements; only two (2) carriers are proposed where three (3) is the minimum required; and the City has property available approximately a 1/4 of a mile from the subject site along the Las Vegas Wash.

**However**, if the Planning Commission determines that **approval** is warranted at this time, the Planning and Zoning Department recommends that UN-64-104 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. That this special use permit is site-specific and non-transferable.
3. That the six (6) foot high block wall surrounding the facility equipment shall be finished and painted to match the existing trash enclosure and the four (4) foot access gate be solid metal.
4. That all existing landscape materials remain on-site. If said materials need to be removed during the construction of the subject communications facility, then all materials shall be replaced prior to the request for a final inspection.
5. That the pole and antenna be designed as a flag pole. Any subsequent additional antennae shall be stealth design and shall not detract from the flag pole design or function.
6. That the display of the American flag should be in accordance with the United States Flag Code.
7. That the pole not display, or be used to aid in the display of, any commercial product, banners, logo, business or purpose.
8. That the tower not exceed 73 feet in height.

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

**The item was WITHDRAWN.**

**19) UN-65-04 (14782) NEVADA PIC-A-PART (Public Hearing)**

An application submitted by Nevada Pic- a- Part on behalf of Smith-Christensen Enterprises, LLC, property owner, for a use permit in a —2 General Industrial District to allow automobile repair facilities. The property is located at 5100 and 5130 North Lamb Boulevard. The Assessor's Parcel Number is 123-32-301-018.

**RECOMMENDATION:**

The Development Services Department recommends that UN-65-04 be **approved** subject to the following conditions:

1. That the special use permit is site specific and non-transferable.
2. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
3. That all repairs shall be performed within the building.
4. That all vehicles awaiting repair shall be screened from view, subject to Planning and Zoning Department review and approval.
5. Approval of a traffic study update is required prior to submittal of the civil improvement plans.

The application was presented by Bob Hoyes, Planner, on behalf of staff who indicated staff is recommending approval of this item with the deletion of condition #5.

Teresa Harkey, 856 E. Sahara Avenue, Las Vegas, Nevada (no zip code stated) 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 Chairman Dean Leavitt SECONDED to APPROVE UN-65-04 per staff's recommendations subject to the following change:

**Condition #5 Deleted.**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**20) UN-66-04 (14772) SIERRA READY MIX (Public Hearing)**

An application submitted by Sierra Ready Mix, property owner, for a use permit in a —2 General Industrial District to allow an 80 foot high off-premise sign (billboard). The property is located at 4150 Smiley Road. The Assessor's Parcel Number is 123-31-603-001.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that UN-66-04 be **denied** as the proposed billboard does not meet all of the criteria within Section 17.24.110.1.3(b)(iii)(2) of the Municipal Code.

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

1. That, unless expressly authorized through a variance, waiver or other approved method, the development shall comply with all applicable codes and ordinances.
2. That the height of the structure shall not exceed 50 feet.
3. That all required setbacks shall be met.
4. That paved access shall be provided to the base of the pole.
5. That the applicant provide a survey clearly indicating that there are no other existing or approved billboards within 750 feet, no residential districts within 300 feet, and no on-premise signs within 150 feet of the proposed location. A surveyor licensed in Nevada shall be required to stamp the survey.

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

John Borensan, 2564 Wigwam, Henderson, Nevada (no zip code stated) appeared on behalf of the applicant.

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

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE UN-66-04 per staff's recommendations subject to the following change:

**Condition #2 Changed to Read: "That the height of the structure shall not exceed 55 feet."**

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

**The item was APPROVED.**

**21) UN-67-04 (14797) WELLS FARGO BANK (Public Hearing)**

An application submitted by Political Science (Wells Fargo) on behalf of ASF Investments, LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a financial institution (bank). The property is located at the southeast corner of Ferrell Street and Ann Road. The Assessor's Parcel Number is 124-32-102-005.

**RECOMMENDATION:**

Based on the comments provided above, the Planning & Zoning Department recommends that UN-67-04 be **continued indefinitely** to allow the applicant time to revise the site plan to comply with all applicable codes and ordinances for this site, or submit an amended letter of intent requesting waivers of specific sections of the Commercial Development Standards and Design Guidelines.

**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 the Commercial Development Standards and Design Guidelines; and
3. That UN-67-04 is site-specific and non-transferable; and
4. That a Master Sign Program be submitted for review and approval by the Planning & Zoning Department prior to the issuance of any building permits; and
5. A minimum two bicycle parking stalls shall be provided. Said bicycle rack shall not replace required landscaping and shall not interfere with pedestrian or automobile traffic circulation; and
6. Approval of a drainage study update is required prior to submittal of the civil improvement plans; and
7. Approval of a traffic study is required prior to submittal of the civil improvement plans; and
8. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Ann Road; and
9. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter; and
10. The number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* 17.24.130. Conformance may require modifications to the site; and
11. That the elevations for the building be consistent with those submitted, unless otherwise mentioned herein. The building shall include smooth troweled stucco exterior finish. Any sloped roofs shall have clay or concrete "S" tiles to match the Simmons Marketplace to the east; and
12. The building shall have Coronado Stone Mountain Ledge Dakota Brown in all areas identified as "Cultured Stone Veneer" on the submitted elevation drawings; and
13. Exterior roof ladders shall not be permitted. Access to the roof shall be from within the building; and

14. All exposed metal shall be texture painted to resemble stucco; and
15. If fabric awnings are proposed, they shall be Sunbrella material or a suitable alternative acceptable to the City prior to the issuance of a building permit; and
16. Utility vaults shall not be located within required landscape areas; and
17. The development of this site shall be in compliance with all applicable conditions of T-1033 and SPR-20-04; and
18. Site plan approval, as submitted with this application, is not implied or granted; and
19. A minimum 100 square feet of pedestrian plaza area shall be provided as part of this commercial center. Said pedestrian plaza area shall be constructed in conjunction with the development of Pad "B", "C" or "D", whichever is first.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/12/04 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-67-04 to the 5/12/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 5/12/04.**

**22) UN-68-04 (14799) LAS VEGAS BILLBOARD (Public Hearing)**

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

**RECOMMENDATION:**

The Planning & Zoning Department recommends that UN-68-04 be **approved** subject to the following conditions and that this item be forwarded to the City Council for final consideration:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That the height of the structure not exceed 50.00 feet; and
3. That the site plan be revised to show that the sign does not sit within any existing or future easements and/or rights-of-way; and
4. That paved access be provided to the base of the pole; and
5. That the applicant provide three copies of a survey clearly indicating that there are no other existing or approved billboards within 750 feet, no residential districts within 300 feet, and no on-premise signs within 150 feet of the proposed location. A surveyor licensed in Nevada shall stamp the survey; and
6. That UN-68-04 be reviewed by the Planning Commission on April 28, 2009, in accordance with Section 17.24.110.1.3(b)(iii)(4) of the Municipal Code; and
7. That if any of the above-listed conditions are not complied with, UN-68-04 shall be considered null and void.

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

Jay Brown, 528 Goldhill Road, Henderson, Nevada 89074 appeared, along with Vicki Troy, on behalf of the applicant and stated he concurs with staff's recommendations.

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

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE UN-68-04 per staff's recommendations subject to the following changes:

**Condition #3 Deleted.**

**Condition #4 Changed to Read:**"That paved access be provided to the base of the pole; **or as otherwise approved by staff**"

**Condition #5 Changed to Read:** That the applicant provide three copies of a survey clearly indicating that there are no other existing or approved billboards within 750 feet, no residential districts within **10 feet**, and no on-premise signs within 150 feet of the proposed location. A surveyor licensed in Nevada shall stamp the survey; and

(continued)

**Condition #8 Added to Read: "That the development of this billboard shall be subject to all application conditions of VN-03-04."**

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

**The item was APPROVED.**

**23) AMP-33-04 (14807) CITY OF NORTH LAS VEGAS (Public Hearing)**

An application submitted by the City of North Las Vegas, for an amendment to the Master Plan of Streets and Highways to: 1. Add a frontage road (80' ROW) from the terminus of Ann Road (west side of I-15) connecting to Marion Drive; 2. Add El Campo Grande Avenue (60' ROW) from Donovan Way to Marion Drive; 3. Extend Tropical Parkway (60' ROW) from Lamont Street to Range Road ; 4. Add Range Road (80' ROW) south of the Northern Beltway to the property boundary of Nellis Air Force Base; 5. Add Ann Road ( 60' ROW ) from Auto Street to Puebla Street;6. Add Puebla Street (60' ROW) from Ann Road to La Mancha Street; 7. Add La Mancha Street (60' ROW) from Puebla Street to Lamont Street; 8. Add Lamont Street (60' ROW) from La Mancha Street to El Campo Grande Avenue; 9. Add El Campo Grande Avenue (60' ROW) from Lamont Street to 275' east of the Union Pacific Rail Spur; 10. Add El Campo Grande Avenue (80' ROW) from 275' east of the Union Pacific Rail Spur to Beesley Drive) and reduce the ROW of El Campo Grande Avenue from 100' to 80' between Beesley Drive and Hollywood Boulevard; 11. Add Tropical Parkway (100' ROW) from the I-15/Northern Beltway interchange to Sloan Lane; 12. Add Tropical Parkway (80' ROW) from Sloan Lane to Mt. Hood Street; 13. Add Linn Lane (60' ROW) from Azure Avenue to Ann Road; 14. Add Ann Road ( 60' ROW) from the Northeast corner of Nellis Air Force Base property boundary to Linn Lane and add Ann Road (60' ROW) between Linn Lane and Beesley Drive; 15. Add Sloan Lane (100' ROW) from Ann Road to Centennial Parkway; 16. Add Beesley Drive (60' ROW) from Ann Road to Centennial Parkway; 17. Add Shatz Street (60' ROW) from Ann Road to Rome Boulevard; 18. Add Azure Avenue (60' ROW) from Linn Lane to Shatz Street; 19. Remove Deer Springs Way between Mt. Hood Street and Speedway Boulevard.

**RECOMMENDATION:**

The Development Services Department recommends that AMP-33-04 be **approved**.

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

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

Joseph Hart, with Nellis Air Force Base, 6020 Beale Avenue, Nellis Air Force Base, Nevada 89191

Mr. Hart stated with regard to Range Road, south to the northern beltway to the Nellis Air Force Base, presently it is a 100-foot wide right-of-way, since the Air Force has an interest at keeping the right-of-way at 100 feet as it is today, if the City wants to make it 80-feet the Air Force is requesting the City get the concurrence from the Air Force to reduce it to 80 feet.

Chairman Leavitt closed the Public Hearing.

Commissioner Harry Shull MOVED and Chairman Dean Leavitt SECONDED to APPROVE AMP-33-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

#### **24) FDP-06-04 (14804) LAS VEGAS WELFARE COMPLEX**

An application submitted by the Church of Jesus Christ of Latter Day Saints on behalf of the Lied Foundation Trust, property owner, for a Final Development Plan review in a C-2 General Commercial District for a secondhand store. The property is located at the northwest corner of Allen Lane and Craig Road. The Assessor's Parcel Numbers are 139-06-601-004 and 139-06-601-005.

#### **RECOMMENDATION:**

The Department of Planning and Zoning recommends that FDP-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. All conditions of UN-26-04 shall be met.
3. The three (3) gates located at the interior of the site must be opaque.
4. Landscaping shall be installed along the interior perimeter as submitted on the landscape plans. All other landscaping shall be installed in accordance with the Commercial Design Guidelines, including, but not limited to, a three (3) foot berm or decorative wall along Craig Road and Allen Lane to screen the parking lot abutting the public streets.
5. Dedication of additional right-of-way is required for the construction of a flared intersection at Craig Road and Allen Lane per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
6. The property owner is required to grant a roadway easement for the commercial driveways.
7. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance with NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
10. Approval of a traffic study is required prior to submittal of the civil improvement plans.
11. The number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* 17.24.130. Conformance may require modifications to the site.

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

Dave Pugsley, of Welles-Pugsley Architect, 2480 E. Tompkins Avenue, Suite 222, Las Vegas, Nevada 89121 appeared on behalf of the applicant.

Commissioner Jay Aston MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE FDP-06-04 per staff's recommendations subject to the following change:

**Condition #3 Changed to Read:** "The three (3) gates located at the interior of the site must be opaque, **subject to review and approval by staff.**"

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**25) SPR-20-04 (14789) SIMMONS MARKET PLACE II**

An application submitted by Marathon Development on behalf of ASF Investments, LLC, property owner, for a site plan review in a C-1 Neighborhood Commercial District to allow 5 (five) commercial buildings consisting of 293,685 square feet. The property is located at the southeast corner of Ann Road and Ferrell Street. The Assessor's Parcel Number is 124-32-102-005.

**RECOMMENDATION:**

Based on the comments provided above, the Planning & Zoning Department recommends that SPR-20-04 be **continued indefinitely** to allow the applicant time to revise the site plan to comply with all applicable codes and ordinances for this site, or submit an amended letter of intent requesting waivers of specific sections of the Commercial Development Standards and Design Guidelines.

**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.
2. That the development of this site be in compliance with the Commercial Development Standards and Design Guidelines.
3. That a Master Sign Program be submitted for review and approval by the Planning & Zoning Department prior to the issuance of any building permits.
4. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
5. A revocable encroachment permit for the landscaping in the public right-of-way is required.
6. The property owner is required to provide a copy of the recorded shared access agreement with the adjacent property.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. 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.
9. The developer is encouraged to participate in the Ann Road SID and only construct temporary access within the Ann Road right-of-way.
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. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
12. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Ann Road.
13. That the elevations for the buildings within this shopping center be consistent with those submitted, unless otherwise mentioned herein. Each building shall include Coronado Stone Mountain Ledge Dakota Brown wainscot and/or veneer, a cornice to match the Well Fargo building, and smooth troweled stucco exterior. All sloped roofs shall have clay or concrete "S" tiles to match the Simmons Marketplace to the east.

14. The Storage One building shall have Coronado Stone Mountain Ledge Dakota Brown wainscot around the north and west sides of the office area.
15. Exterior roof ladders shall not be permitted. Access to all roofs shall be from within the buildings.
16. All exposed metal shall be texture painted to resemble stucco.
17. If fabric awnings are proposed, they shall be Sunbrella material or a suitable alternative acceptable to the City prior to the issuance of a building permit.
18. The car wash vacuum area canopy be designed to match the drying area canopy. Tube steel framing, as indicated on the submitted "Accessory Structures" elevations (dated March 16, 2004), shall not be permitted.
19. Utility vaults shall not be located within required landscape areas.
20. The development of this site shall be in compliance with all applicable conditions of T-1033 and UN-05-04.
21. The approval of this site plan review does not grant or imply approval of any future proposed uses.
22. Site plan approval, as submitted with this application, is not implied or granted.
23. A minimum 100 square feet of pedestrian plaza area shall be provided as part of this development. Said pedestrian plaza area shall be constructed in conjunction with the development of Pad "B", "C" or "D", whichever is first.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/12/04 Planning Commission meeting.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to CONTINUE SPR-20-04 to the 5/12/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 5/12/04.**

## **26) T-1073 (14739) GREAT AMERICAN CAPITAL**

An application submitted by Great American Capital on behalf of Simmons 15, LLC, property owner, for approval of a tentative map in a C-1 Neighborhood Commercial District consisting of a single-lot commercial subdivision. The property is located at the southeast corner of Centennial Parkway and Simmons Street. The Assessor's Parcel Numbers are 124-29-501-004, 124-29-501-005 and 124-29-501-006.

### **RECOMMENDATION:**

The Development Services Department recommends that T-1073 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 no site plan approval is granted, assumed or implied. All reviewing departments and agencies shall reserve the right to provide comments, corrections and conditions related to the site until such time that the Major Site Plan is submitted for review and approval by the Planning Commission.
3. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance with NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
5. Dedication of additional right-of-way is required for the construction of a CAT bus turn-out on Centennial Parkway near Simmons Street.
6. Dedication of additional right-of-way is required for the construction of a flared intersection at Centennial Parkway and Simmons Street per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. 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.
9. All known geologic hazards shall be shown on the Tentative Map and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original Tentative Map.
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. Approval of a traffic study is required prior to submittal of the civil improvement plans.
12. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Simmons Street and Centennial Parkway.
13. The number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.
14. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
15. 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 and Zoning.

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

Deanna Heddrick, 7425 Peak Drive, Las Vegas, Nevada 89128 appeared on behalf of the applicant and stated she concurs with staff's recommendations.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE T-1073 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

### **27) T-1074 (14737) CENTENNIAL 5 RETAIL CENTER**

An application submitted by Great American Capital on behalf of Simmons 15 LLC, property owner, for approval of a tentative map in a C-1 Neighborhood Commercial District consisting of a single-lot commercial subdivision. The property is located at the northeast corner of Centennial Parkway and Goldfield Street. The Assessor's Parcel Number is 124-22-801-013.

#### **RECOMMENDATION:**

The Planning and Zoning Department recommends that T-1074 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 major site plan approval is required prior to recordation of the final map.
3. No trees shall be planted within five feet either side of the box culvert that will be constructed within the drainage easement on the north side of Centennial Parkway.
4. Dedication of the following right-of-way is required: Centennial Parkway 50 feet, Goldfield Street 30 feet, and associated spandrels.
5. A revocable encroachment permit for landscaping in the public right-of-way is required.
6. The property owner is required to grant a pedestrian access easement for sidewalks within any common element.
7. Plans are required to show the Nevada Power Company easement and the Kern River Gas Transmission Company easement.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
10. Show the Clark County Regional Flood Control District' Centennial Parkway facility on the map.
11. 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.
12. Remove the street section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
13. Approval of a traffic study is required prior to submittal of the civil improvement plans.
14. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway.
15. The number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.
16. This tentative map shall comply with all conditions of approval of UN-61-03

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

Michelle Gapen, 5828 Spring Mountain Road, Las Vegas, Nevada 89146 appeared on behalf of the applicant and stated she concurs with staff's recommendations.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE T-1074 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

## **28) T-1075 (14774) COMMERCE & CENTENNIAL**

An application submitted by Temple Development Corporation on behalf of Century Two, LLC and Century Las Vegas, LLC, property owners, for approval of a tentative map in an R-E Ranch Estates District (proposed R-2 Two-Family Residential District) consisting of 153 duplex units. The property is located at the southeast corner of Commerce Street and Rome Boulevard. The Assessor's Parcel Numbers are 124-22-801-001, 124-22-801-002, 124-22-801-003 and 124-22-801-004.

### **RECOMMENDATION:**

The revision does not address the issue of the curvilinear streets and, therefore, the Planning and Zoning Department as well as the Public Works Department recommends that T-1075 be continued in order to allow the applicant time to address the concerns with the streets as outlined in the analysis section of the original staff report.

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 Planning and Zoning Department will have to recommend that T-1075 be denied.

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

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. Lots #37, #48 and #83 must be redesigned as two-family residential lots or the areas incorporated into other designated lots unless special use permits for single-family homes are obtained.
3. The minimum lot size shall be 3,000 square feet.
4. Revise the plans to meet the minimum curvilinear street standards set forth in the *City of North Las Vegas Municipal Code* section 16.20.050.
5. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222*.
6. A vacation of a portion of the dedicated right of way for Commerce Street north of where the alignment transitions northwesterly is required.
7. Dedication for Commerce Street per the Master Plan of Streets and Highways is required.
8. Dedication of additional right-of-way is required for the construction of a flared intersection at Centennial Parkway and Commerce Street per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1*.
9. Right-of-way dedication is required for the construction of a CAT bus turn-out on Commerce Street near Centennial Parkway.
10. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
11. All common elements shall be labeled as such and be maintained by the Homeowners Association.
12. A revocable encroachment permit for the landscaping in the public right-of-way is required.
13. The property owner is required to grant a pedestrian access easement for sidewalks within any common element.

14. No trees shall be planted within five (5) feet of either side of the box culvert that will be constructed within the drainage easement on the north side of Centennial Parkway.
15. Plans are required to show the drainage easement granted per instrument 20031103-00647.
16. Show the property line between lots 121 and 146.
17. Label the dashed area within lot 37.
18. Approval of a drainage study is required prior to submittal of the civil improvement plans.
19. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
20. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
21. Approval of a traffic study with queuing analysis is required prior to submittal of the civil improvement plans.
22. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Commerce Street and Centennial Parkway.
23. The driveway on Centennial Parkway is limited to right-in / right-out.
24. 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. The use of roll curb will require an additional one foot of right-of-way.
25. Sidewalks are required on a minimum of one side of all interior, private streets.
26. Revise the plans to meet the minimum curvilinear street standards set forth in the City of North Las Vegas Municipal Code section 16.20.050.
27. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
28. All buildings must be constructed in tandem.
29. The perimeter walls be owned and maintained by the Homeowner's Association.
30. Corner side yard landscaping shall be maintained by the Homeowner's Association.
31. The developer must disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
32. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
33. 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 and Zoning Department 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.

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Chairman Dean Leavitt SECONDED to CONTINUE T-1075 per staff's recommendations to the 5/12/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 5/12/04.**

**29) T-1077 (14794) CORTONA**

An application submitted by KB Homes on behalf of Unlimited Holdings, Inc., property owner, for approval of a tentative map in an R-1 Single-Family Residential District consisting of 95 single-family dwellings. The property is located at the northeast corner of Ferrell Street and Ranch House Road. The Assessor's Parcel Number is 124-29-101-002.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that T-1077 be **denied** because the tentative map does not follow the configuration of the R-1, Single-Family Residential zone boundary as it currently exists within the parcel in question.

The Planning and Zoning Department recommends that T-1077 be **continued indefinitely** to allow the applicant sufficient time to submit a revised tentative map that incorporates the entire R-1, Single-Family Residential zoned property within the parcel in question; and that complies with all ordinance requirements.

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 Planning and Zoning Department will have to recommend that T-1077 be **denied**.

**However**, if the Planning Commission determines that **approval is warranted** at this time, the Planning and Zoning Department recommends that T-1077 be subject to the following conditions:

1. That the tentative map be revised to incorporate the entire R-1, Single-Family Residential zoned property within the parcel in question as currently exists.
2. That the development comply with the Single Family Design Guidelines, including but not limited to providing 20 feet of landscaping, which may include a sidewalk. The sidewalk must be meandering and be separated from back of curb by a minimum of five (5) feet along Centennial Parkway; and that the 30-foot utility easement from Deserto Street to Centennial Parkway serve as a pedestrian access.
3. 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).
4. That the perimeter walls be owned and maintained by the homeowners' association.
5. 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.
6. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
7. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
8. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
9. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
10. Dedication of additional right-of-way is required for the construction of a flared intersection at Centennial Parkway and Simmons Street per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.

11. Right-of-way dedication is required for the construction of a CAT bus turn-out on Simmons Street near Centennial Parkway.
12. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
13. Dedication of the following right-of-way is required: Ferrell Street 30 feet.
14. Approval of a drainage study is required prior to submittal of the civil improvement plans.
15. 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.
16. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
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. Remove the street section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
19. Full half streets must be constructed on Ferrell Street and Ranch House Road.
20. The side lot easement must be revised to conform to *North Las Vegas Municipal Code* 17.24.210.D.4.a.
21. Approval of a traffic study is required prior to submittal of the civil improvement plans.
22. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway.
23. Provide a minimum right-of-way width of 60 feet for the subdivision entrance streets.
24. Casa Street centerline must align with Imagination North entry street centerline.
25. Revise the plans to meet the minimum curvilinear street standards set forth in the *City of North Las Vegas Municipal Code* section 16.20.050.
26. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
36. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Departments of Public Works and Planning & Zoning prior to submittal of the final map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/12/04 Planning Commission meeting.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to CONTINUE T-1077 to the 5/12/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 5/12/04.**

## **OLD BUSINESS**

### **30) SPR-17-04 (14488) COLEMAN AIR PARK**

An application submitted by Coleman Air Park, Ltd., LLC, on behalf of GDS Associates, LLC, property owner, for a site plan review in a —1 Business Park Industrial District to allow 426,000 square feet of space (16 one-story attached buildings). The property is located at the southwest corner of Coleman Street and Brooks Avenue. The Assessor's Parcel Number is 139-17-601-005.

**This item was continued from the April 14<sup>th</sup> Planning Commission meeting. The applicant's representative has verbally indicated that the intent is to proceed with this development on a "for lease" basis. If any portion of the site is sold to a different owner, appropriate subdivision and/or parcel mapping would be required.**

**(from the 4/14/04 Planning Commission meeting):**

#### **RECOMMENDATION:**

The Planning and Zoning Department recommends that SPR-17-04 be **approved** subject to the following conditions:

1. Unless expressly authorized through a variance, waiver, or another approved method, the development shall comply with all applicable codes and ordinances.
2. The development shall comply with the City's Industrial Development Standards as contained in Section 17.24.205 of the Municipal Code.
3. Fire access lanes shall be designed and constructed in accordance with Fire Safety Code requirements. Lane width and turning radii shall be equal to or greater than the minimum requirements set forth in the Fire Safety Code for similar warehouse developments.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Acceptance of this site plan shall not be construed as approval of any drainage easements, facilities or "devices" shown on this plan, as these concerns will be addressed during review of the technical drainage study.
6. All known geologic hazards shall be shown on the site plan and the civil improvement plans.
7. Appropriate subdivision and/or parcel mapping may be required if the intent is to sell off any portion(s) of the site. All mapping shall be in conformance with NRS Chapter 278 and North Las Vegas Municipal Code Title 16.
8. The property owner is required to grant a roadway easement for commercial driveways.
9. The property owner is required to sign a restrictive covenant for utilities.
10. Approval of a traffic study is required prior to submittal of the civil improvement plans.
11. The number of driveways and their locations are subject to review and approval by the City of North Las Vegas traffic engineer and must meet the standards set forth in Section 17.24.130 of the North Las Vegas Municipal Code. Conformance will require modifications to the site.
12. Driveway lanes that provide cross access to the adjacent property may be required.

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

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated she concurs with staff's recommendations.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to APPROVE SPR-17-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

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

**31) T-1071 (14207) BRUCE & HAMMER**

An application submitted by Centex Homes on behalf of Araway, Ltd., Jen Mar Investment Corp ½, Bruce Grant, LLC, and the Kovac-Cohen 1989 Trust, property owners, for approval of a tentative map in an R-E Ranch Estates District (proposed R-1 Single-Family Residential District) consisting of 188 single-family dwellings. The property is located at the northwest corner of Bruce Street and Hammer Lane. The Assessor's Parcel Numbers are 124-35-105-001, 124-35-105-002, 124-35-105-003, 124-35-105-004, 124-35-105-005, 124-35-106-001 and 124-35-106-002.

**RECOMMENDATION:**

The Department of Planning & Zoning recommends that T-1071 be approved subject to the following conditions:

1. That T-1071 shall become null and void if ZN-22-04 is not approved by the City Council.
2. That the development comply with the Single Family Design Guidelines.
3. 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).
4. That the perimeter walls be owned and maintained by the homeowners' association.
5. 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.
6. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
7. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
8. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
9. Approval of a drainage study is required prior to submittal of the civil improvement plans.
10. Clark County Regional Flood Control District concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
11. Clark County Public Works Department concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
12. 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 orders 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.
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. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.

15. Plot the footprint of the proposed house on all lots impacted by faults and/or fissures.
16. Show the limits of the Federal Emergency Management Agency Special Flood Hazard Area Zone A on the tentative map.
17. Dedication of the following right-of-way is required:
  - a. Right-of-way dedication for a CAT bus turn-out on Bruce Street near Ann Road
  - b. Dedication of additional right-of-way is required for a flared intersection at Bruce Street and Ann Road per Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.
18. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the North Las Vegas Municipal Code.
19. The final map shall show all faults and fissures.
20. All common elements shall be labeled as such and to be maintained by the Homeowners Association.
21. The property owner is required to grant a pedestrian access easement for sidewalk within any common element prior to civil improvement plan approval.
22. A revocable encroachment permit for the landscaping in the public right-of-way is required to be obtained prior to civil improvement plan approval.
23. Approval of a traffic study is required prior to submittal of the civil improvement plans.
24. The traffic study must justify the vacation of Doris Street and Stephen Drive.
25. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Ann Road and Bruce Street.
26. A median is required on Ann Road.
27. Entry on Ann road will be limited to right in, right out, unless the entry is relocated to 660 feet from the intersection of Bruce Street.
28. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* 17.24.130. Conformance may require modifications to the site.
29. Doris Street and Stephen Drive must be shown on the map, should the vacation not be approved.
30. The internal street section shown on the cover sheet calls for a private street while the plan view calls for a public street. Please clarify the intent.
31. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
32. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Departments of Public Works and Planning & Zoning 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 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.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Steve Brown SECONDED to APPROVE T-1071 per staff's recommendations.

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

**The item was APPROVED.**

-

## PUBLIC FORUM

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

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

**DIRECTOR'S BUSINESS:** None

**CHAIRMAN'S BUSINESS:** None

**ADJOURNMENT:** 9:05 PM

A motion to ADJOURN the April 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