

# 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

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Planning Commission MINUTES are available on the internet at:

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

## May 12, 2004

**CALL TO ORDER:**

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

**ROLL CALL:**

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

**STAFF PRESENT:**

Jory Stewart, Planning and Zoning Director  
Marc Jordan, Acting Planning Manager  
Vicki Adams, Planner  
Randy Cagle, Public Works  
Kevin Futch, 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**

Chairman Dean Leavitt

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

**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 28, 2004.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE the Minutes of the April 28, 2004 Planning Commission Meeting.

The motion carried by MAJORITY vote with Commissioner Nelson Stone abstaining from voting on these Minutes due to his absence at the April 28, 2004 Planning Commission meeting.

## **CONSENT AGENDA**

### **A) PW-91-04 (15308) CENTENNIAL BRUCE SOUTH 40, UNIT 4**

Approve the Subdivision Off-Site Improvements Agreement by William Lyon Homes and accept the Subdivision Bond in the amount of \$235,934.77.

### **B) PW-92-04 (15310) CALPLY CO.**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify the Finance Department to release the Cash-In-Lieu of Bond in the amount of \$6,578.00.

### **C) PW-93-04 (15311) NVE CLUB ALIANTE, UNIT 2, PHASE 1**

Approve the Subdivision Off-Site Improvements Agreement by North Valley Enterprises, LLC and accept the Off-Site Improvement Bond in the amount of \$442,640.33.

### **D) PW-94-04 (15312) SUNFLOWER, UNIT 9**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Commercial Federal Bank to release the Irrevocable Standby Letter of Credit in the amount of \$224,046.46.

### **E) PW-95-05 (15313) LONE MOUNTAIN & COMMERCE, UNIT 1, PHASE 2**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify American Motorists Insurance Company to release the Subdivision Bond in the amount of \$92,638.26.

Commissioner Nelson Stone MOVED and Commissioner Harry Shull SECONDED to APPROVE Consent Agenda Items A through E.

The motion carried by UNANIMOUS vote.

## **NEW BUSINESS**

Items #1 AMP-02-04, #2 VAC-01-04, #3 T-1080, #4 T-1082, #5 T-1083, #6 T-1084 and #7 T-1085 are related.

### **1) AMP-02-04 (13227) RUNVEE HOBART (Public Hearing)**

An application submitted by Centex Homes on behalf of Runvee Hobart LTD NV c/o Telischak & Company, property owner, for an amendment to the Master Plan of Streets and Highways to delete El Campo Grande Avenue between Pecos Road and Walnut Road and to remove the proposed Ann/Walnut Road curve between Ann Road and Walnut Road. The Assessor's Parcel Number is 123-30-301-001.

**This item was continued from the January 14, and February 11, 2004 Planning Commission meeting at the request of the applicant.**

**Previously the item was continued to allow the applicant time to submit a traffic study that supported the proposed vacations and amendments to the Master Plan of Streets and Highways. The applicant has submitted a traffic study and the Public Works Department has removed their objection to the vacation request.**

**As the concerns from Public Works have been addressed, the Planning and Zoning Department recommends approval of the amendment to the Master Plan of Streets and Highways to remove El Campo Grande between Pecos Road and Walnut Road; and to delete the Ann Road / Walnut Road curve allowing Ann Road and Walnut Road to intersect in a traditional 90 degree intersection.**

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

### **RECOMMENDATION:**

The Development Services Department recommends that AMP-02-04 be continued indefinitely to allow the applicant enough time to prepare a traffic study that supports the proposed amendments to the Master Plan of Streets and Highways.

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 as well as he praised staff for a job well done.

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

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE AMP-02-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

Items #1 AMP-02-04, #2 VAC-01-04, #3 T-1080, #4 T-1082, #5 T-1083, #6 T-1084 and #7 T-1085 are related.

**2) VAC-01-04 (13228) RUNVEE HOBART (Public Hearing)**

An application submitted by Centex Homes on behalf of Runvee Hobart LTD, c/o Telischak & Company, property owner, for a vacation of the northerly 10 feet and southerly 10 feet of Ann Road commencing at Pecos Road and proceeding east approximately 5,380 feet. The Assessor's Parcel Numbers are 123-30-301-001 and 123-31-101-001.

**This item was continued from the January 14, and February 11, 2004 Planning Commission meeting at the request of the applicant.**

**Previously the item was continued to allow the applicant time to submit a traffic study that supported the proposed vacations and amendments to the Master Plan of Streets and Highways. The applicant has submitted a traffic study and the Public Works Department has removed their objection to the vacation request.**

**As the concerns from Public Works have been addressed, the Planning and Zoning Department recommends approval of vacation of the northerly and southerly ten feet of Ann Road commencing at Pecos Road and extending east to the Union Pacific Rail Way with the following conditions:**

- 1. Comply with the conditions of the approved traffic study.**
- 2. Provide a minimum right-of-way of 80 feet for 300 feet along Ann Road east of Pecos Road tapering at 35:1 to a right-of-way width of 60 feet.**
- 3. Provide a minimum right-of-way of 80 feet for 300 feet along Walnut Road south of Tropical Parkway tapering at 35:1 to a right-of-way width of 60 feet.**
- 4. VAC-01-04 shall be null and void if AMP-02-04 is not approved.**

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 Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE VAC-01-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #1 AMP-02-04, #2 VAC-01-04, #3 T-1080, #4 T-1082, #5 T-1083, #6 T-1084 and #7 T-1085 are related.**

**3) T-1080 (14917) RUNVEE HOBART**

An application submitted by Centex Homes on behalf of Runvee Hobart Ltd, NV, property owner, for approval of a tentative map in a PUD Planned Unit Development District consisting of eleven parcels. The property is located at the northeast corner of Pecos Road and Ann Road. The Assessor's Parcel Number is 123-30-301-001.

The applicant has submitted a new parent tentative map and new subordinate maps for the entire development. The revised maps are very similar to the previous maps and they would generate the same response and request for continuance. However, the applicant has met with the City and has agreed to contain the drainage in a box culvert instead of the planned channel. Therefore, the proposed tentative map is in general compliance with ZN-06-04 and ordinance requirements. With the open space provided by enclosing the drainage channel the applicant has provided approximately 24 acres of open space. The ordinance requires 25.16 acres which appears to be provided with perimeter landscaping.

Public Works and the Fire Departments have reviewed the revised tentative map and have removed their objections to the proposed tentative map. Additionally, all Planning and Zoning Requirements are minor and can be revised through the final map procedure. As T-1080 is the parent tentative map and the concerns about T-1082, 1083, 1084, and 1085 were linked to the open space requirements of T-1080, approval of those tentative maps is warranted with the original conditions.

Therefore, the Planning and Zoning Department is recommending **approval** of T-1080 with the following conditions:

1. Approval of a drainage study is required prior to submittal of the civil improvement plans.
2. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
3. Right-of-way or public drainage easement dedication is required for the Regional Flood Control facility adjacent to the Union Pacific Railroad, as determined by an approved technical drainage study.
4. If the area over the future regional flood control open channel, adjacent to the Union Pacific Railroad right-of-way, is intended to be utilized for open space credit, the property owner will be responsible for funding all additional engineering design and construction costs required to convert the open channel to a closed facility. If the associated engineering and construction costs have not been finalized prior to approval of any final map, then the developer must enter into an agreement and post a performance bond, or other financial security deemed acceptable to the City, in an amount specified by the Public Works Director.
5. 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.
6. 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.
7. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
8. Provide a minimum right-of-way width of 80 feet for 300 feet along Ann Road east of Pecos Road tapering at 35:1 to a right-of-way width of 60 feet.

9. Provide a minimum right-of-way width of 80 feet for 300 feet along Walnut Road south of Tropical Parkway tapering at 35:1 to a right-of-way width of 60 feet.
10. The Master Plan of Streets and Highways must be amended to reflect the proposed alignments of Walnut Road and Ann Road.
11. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and Highways and *City of North Las Vegas Municipal Code* section 16.24.100.B:
  - a. Tropical Parkway
  - b. Lamb Boulevard
  - c. Ann Road (Carla Ann Road)
  - d. Walnut Road
  - e. Pecos Road
12. Right-of-way dedication and construction of a CAT bus turn-out is required on Pecos Road north of Ann Road, on Tropical Parkway east of Pecos Road and Tropical Parkway east of Walnut Road per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
13. Right-of-way dedication and construction of that additional right-of-way along the projects frontage is required for a flared intersection at Pecos Road and Tropical Parkway, and at Tropical Parkway and Lamb Boulevard per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
14. "L" type curb and gutter per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 216 shall be used on all streets adjacent to school sites.
15. All residential driveway geometrics shall be in compliance with *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
16. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Ann Road, Pecos Road, Tropical Parkway, and Walnut Road frontages.
17. Gated accesses will not be permitted without the support of a queuing analysis which demonstrates adequate on-site storage and lane widths.
18. Access to Lamb Boulevard shall be denied.
19. All Nevada Power Company easements and poles must be shown and shall be located within the landscape area.
20. The property owner is required to grant roadway easements where public and private streets intersect.
21. A revocable encroachment permit for landscaping within the public right of way is required.
22. 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*.
23. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
24. All SNWA easements that exist parallel to the UPRR must be shown.
25. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.

26. 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.
27. An acceptable phasing plan shall be submitted to the Department of Public Works prior to submittal of the civil improvement plans.
28. Roundabout design shall conform to the Federal Highway Administration's *Roundabouts: An Informational Guide* design criteria and is subject to approval of the City Traffic Engineer.
29. Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas set forth in *Clark County Area Uniform Standard Drawing* No. 210. The use of roll curb will require an additional one foot of right of way.
30. Sidewalk is required on a minimum of one side of all interior, private streets.
31. Interior streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *North Las Vegas Municipal Code 16.20.050*.
32. Unless expressly authorized through a variance, waiver or another approved method; the development shall comply with all applicable codes, ordinances, and design standards.
33. Tentative map T-1080 shall comply with all conditions of ZN-06-04; the Planned Unit Development zoning requirements; and the single-family design standards.
34. 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.
35. Fire access lane width shall be maintained in accordance with Fire Code requirements.
36. The Final Map shall be filed prior to any subordinate final map; and shall comply with all Planned Unit Development (PUD) open space requirements.

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

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Dean Rasmussen, of Orion Engineering, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Harry Shull MOVED and Commissioner Nelson Stone SECONDED to APPROVE T-1080 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #1 AMP-02-04, #2 VAC-01-04, #3 T-1080, #4 T-1082, #5 T-1083, #6 T-1084 and #7 T-1085 are related.**

**4) T-1082 (15002) RUNVEE HOBART**

An application submitted by Centex Homes on behalf of Runvee Hobart Ltd, NV, property owner, for approval of a tentative map in a PUD Planned Unit Development District consisting of 456 single-family dwellings. The property is located at the northeast corner of Pecos Road and Ann Road. The Assessor's Parcel Number is 123-30-301-001.

**RECOMMENDATION**

The Planning and Zoning Department recommends that T-1082 be **continued indefinitely** to allow the applicant time to solve the problems associated with T-1080.

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

1. The proposed interior private streets must meet the minimum standards for the City of North Las Vegas set forth in *Clark County Area Uniform Standard Drawing No. 210*. The use of roll curb will require an additional one foot of right of way.
2. Sidewalk is required on a minimum of one side of all interior, private streets.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. All local facilities and street centerline grades must be constructed in conformance with the *City of North Las Vegas' North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
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 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.
7. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
8. Provide a minimum right-of-way width of 80 feet for 300 feet along Ann Road east of Pecos Road tapering at 35:1 to a right-of-way width of 60 feet.
9. Right-of-way dedication is required for the construction of a bus turn-out on Pecos Road north of Ann Road.
10. Gates accesses will not be permitted without the support of a queuing analysis which demonstrates adequate on-site storage.
11. All Nevada Power Company easements and poles on Pecos Road must be shown and shall be fully located within the landscape area.
12. This map shall comply with the conditions of approval for T-1080.
13. The final map for T-1080 must record prior to T-1082.
14. Unless expressly authorized through a variance, waiver or another approved method; the development shall comply with all applicable codes, ordinances, and design standards.

15. Tentative map T-1082 shall comply with all conditions of ZN-06-04; the Planned Unit Development zoning requirements; and the single-family design standards.
16. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
17. A 20-foot wide landscaped Pedestrian Access Easement to Parcel P-1 shall be granted from Pack Horse Drive.
18. Additional landscaped Pedestrian Access Easements shall be granted to Pecos and Walnut Roads.
19. Sidewalks shall be located with the private street section of the development.

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.

Commissioner Nelson Stone MOVED and Chairman Dean Leavitt SECONDED to APPROVE T-1082 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #1 AMP-02-04, #2 VAC-01-04, #3 T-1080, #4 T-1082, #5 T-1083, #6 T-1084 and #7 T-1085 are related.**

**5) T-1083 (15001) RUNVEE HOBART**

An application submitted by Centex Homes on behalf of Runvee Hobart Ltd, NV, property owner, for approval of a tentative map in a PUD Planned Unit Development District consisting of 331 single-family dwellings. The property is located at the southwest corner of Tropical Parkway and Walnut Road. The Assessor's Parcel Number is 123-30-301-001.

**RECOMMENDATION**

The Planning and Zoning Department recommends that T-1083 be **continued indefinitely** to allow the applicant time to solve the problems associated with T-1080.

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

1. Proposed interior private streets must meet the minimum standards for the City of North Las Vegas set forth in *Clark County Area Uniform Standard Drawing NO. 210*. The use of roll curb will require an additional one foot of right of way.
2. Sidewalk is required on a minimum of one side of all interior, private streets.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. All local facilities and street centerline grades must be constructed in conformance with the *City of North Las Vegas' North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
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. Provide a right-of-way adjacent to the UPRR right-of-way for the Clark County Regional Flood Control District channel.
7. 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.
8. The side lot drainage and utility easement must conform to North Las Vegas Municipal Code 17.24.210.D.4.a.
9. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
10. Provide a minimum right-of-way width of 80 feet for 300 feet along Walnut Road south of Tropical Parkway tapering at 35:1 to a right-of-way width of 60 feet.
11. Gated accesses will not be permitted without the support of a queuing analysis which demonstrates adequate on-site storage.
12. This map shall comply with the conditions of approval for T-1080.
13. The final map for T-1080 must record prior to T-1083.
14. Unless expressly authorized through a variance, waiver or another approved method; the development shall comply with all applicable codes, ordinances, and design standards.

15. Tentative map T-1083 shall comply with all conditions of ZN-06-04; the Planned Unit Development zoning requirements; and the single-family design standards.
16. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
17. Sidewalks shall be located with the private street section of the development.

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.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE T-1083 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #1 AMP-02-04, #2 VAC-01-04, #3 T-1080, #4 T-1082, #5 T-1083, #6 T-1084 and #7 T-1085 are related.**

**6) T-1084 (15000) RUNVEE HOBART**

An application submitted by Centex Homes on behalf of Runvee Hobart Ltd, NV, property owner, for approval of a tentative map in a PUD Planned Unit Development District consisting of 218 single-family dwellings. The property is located at the northeast corner of Walnut Road and Ann Road. The Assessor's Parcel Number is 123-30-301-001.

**RECOMMENDATION**

The Planning and Zoning Department recommends that T-1084 be **continued indefinitely** to allow the applicant time to solve the problems associated with T-1080.

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

1. Approval of a drainage study is required prior to submittal of the civil improvement plans.
2. 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.
3. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. Provide a right-of-way adjacent to the UPRR right-of-way for the Clark County Regional Flood Control District channel.
5. 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.
6. The side lot easement must conform to North Las Vegas Municipal Code 17.24.210.D.4.a.
7. The proposed interior, private streets must meet the minimum standards for the City of North Las Vegas set forth in *Clark County Area Uniform Standard Drawing No. 210*. The use of roll curb will require an additional one foot of right of way.
8. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
9. Gated accesses will not be permitted without the support of a queuing analysis which demonstrates adequate on-site storage.
10. Show the 60 foot right-of-way dedication for the Regional Flood Control facility adjacent to the railroad. The open space calculation cannot include this right-of-way.
11. This map shall comply with the conditions of approval for T-1080.
12. The final map for T-1080 must record prior to T-1084.
13. Unless expressly authorized through a variance, waiver or another approved method; the development shall comply with all applicable codes, ordinances, and design standards.
14. Tentative map T-1084 shall comply with all conditions of ZN-06-04; the Planned Unit Development zoning requirements; and the single-family design standards.

15. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
16. Sidewalks shall be located with the private street section of the development.

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.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to APPROVE T-1084 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #1 AMP-02-04, #2 VAC-01-04, #3 T-1080, #4 T-1082, #5 T-1083, #6 T-1084 and #7 T-1085 are related.**

**7) T-1085 (14997) RUNVEE HOBART**

An application submitted by Centex Homes on behalf of Runvee Hobart Ltd, NV, property owner, for approval of a tentative map in a PUD Planned Unit Development District consisting of 519 single-family dwellings. The property is located at the southeast corner of Tropical Parkway and Walnut Road. The Assessor's Parcel Number is 123-30-301-001.

**RECOMMENDATION**

The Planning and Zoning Department recommends that T-1085 be **continued indefinitely** to allow the applicant time to solve the problems associated with T-1080.

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

1. Approval of a drainage study is required prior to submittal of the civil improvement plans.
2. 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.
3. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. Provide a right-of-way adjacent to the UPRR right-of-way for the Clark County Regional Flood Control District channel.
5. 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.
6. Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas set forth in *Clark County Area Uniform Standard Drawing No. 210*. The use of roll curb will require an additional one foot of right of way.
7. Sidewalk is required on a minimum of one side of all interior, private streets.
8. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
9. Gated accesses will not be permitted without the support of a queuing analysis which demonstrates adequate on-site storage.
10. Provide a minimum right-of-way width of 80 feet for 300 feet along Walnut Road south of Tropical Parkway tapering at 35:1 to a right-of-way width of 60 feet.
11. Show the 60 foot right-of-way dedication for the Regional Flood Control facility adjacent to the railroad. The open space calculation cannot include this right-of-way.
12. Right-of-way dedication is required for the construction of a bus turn-out on Tropical Parkway east of Walnut Road.
13. This map shall comply with the conditions of approval for T-1080.
14. The final map for T-1080 must record prior to T-1085.

15. Unless expressly authorized through a variance, waiver or another approved method; the development shall comply with all applicable codes, ordinances, and design standards.
16. Tentative map T-1085 shall comply with all conditions of ZN-06-04; the Planned Unit Development zoning requirements; and the single-family design standards.
17. 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.
18. A 20-foot wide landscaped Pedestrian Access Easement to Parcel P-4 shall be granted from Clear Haven Avenue.
19. Additional landscaped Pedestrian Access Easements shall be granted to Walnut Road
20. Sidewalks shall be located with the private street section of the development.

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.

Commissioner Harry Shull MOVED and Chairman Dean Leavitt SECONDED to APPROVE T-1085 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

***Item #37 T-1075 was heard next.***

**Items #8 AMP-34-04 and #9 ZN-40-04.**

**8) AMP-34-04 (14922) ILIA BEZANSKI (Public Hearing)**

An application submitted by Ilia Bezanski on behalf of Justin Bezanski, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Neighborhood Commercial. The property is generally located west of Pecos Road and approximately 148 feet north of Lake Mead Boulevard. The Assessor's Parcel Number is 139-24-610-342.

**RECOMMENDATION:**

The Development Services Department recommends that AMP-34-04 be **denied** as the proposed plan amendment does not meet the standards established in the Comprehensive Plan.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/26/04 Planning Commission meeting.

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

Commissioner Nelson Stone MOVED and Commissioner Harry Shull SECONDED to CONTINUE AMP-34-04 to the 5/26/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 5/26/04.**

**Items #8 AMP-34-04 and #9 ZN-40-04.**

**9) ZN-40-04 (14934) ILIA BEZANSKI (Public Hearing)**

An application submitted by Ilia Bezanski on behalf of Justin Bezanski, property owner, for a reclassification of property from an R-1 Single-Family Residential District to a C-1 Neighborhood Commercial District. The property is generally located west of Pecos Road and approximately 148 feet north of Lake Mead Boulevard. The Assessor's Parcel Number is 139-24-610-342.

**RECOMMENDATION:**

The Development Services Department recommends that ZN-40-04 be **denied** as the subject site does not comply with the guidelines established in the Comprehensive Plan.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/26/04 Planning Commission meeting.

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

Commissioner Nelson Stone MOVED and Commissioner Harry Shull SECONDED to CONTINUE ZN-40-04 to the 05/26/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 05/26/04.**

***This item was heard following Item #37 T-1075 (unrelated)***

**Items #10 AMP-36-04, #11 ZN-42-04 and #12 ZN-41-04.**

**10) AMP-36-04 (14985) CENTENNIAL/NOVAK (Public Hearing)**

An application submitted by Richmond American Homes on behalf of GPA Partners, 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 northeast corner of Azure Avenue and Novak Street. The Assessor's Parcel Number is 123-29-101-007.

**RECOMMENDATION:**

The Planning & Zoning Department recommends that AMP-36-04 be **approved** as the proposed plan amendment complies with most of the guidelines established in the Comprehensive Plan and is consistent with recent approvals in the area.

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

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

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

Commissioner Harry Shull MOVED and Chairman Dean Leavitt SECONDED to APPROVE AMP-36-04 to the 05/26/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #10 AMP-36-04, #11 ZN-42-04 and #12 ZN-41-04.**

**11) ZN-42-04 (14984) CENTENNIAL/NOVAK (Public Hearing)**

An application submitted by Richmond American Homes on behalf of GPA Partners, property owner, for a reclassification of property from an M-2 General Industrial District to a PUD Planned Unit Development District consisting of 78 single-family residential dwellings. The property is located at the northeast corner of Azure Avenue and Novak Street. The Assessor's Parcel Number is 123-29-101-007.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that ZN-42-04 be **continued** to allow the applicant time to address the outstanding issues outlined in the analysis section of the original staff report.

**If, however,** the Planning Commission determines that **approval is warranted** at this time, the Planning and Zoning Department recommends that ZN-42-04 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 must meet all requirements of the Single-Family Design Standards.
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. All common elements shall be labeled as such and to be maintained by the home owners association.
5. The minimum lot size of any lot within the development will be 4,500 square feet.
6. The setbacks required are fifteen (15) feet in the rear, five (5) feet on the side, ten (10) feet on the corner side, twenty (20) feet in the front to the garage and/or fifteen (15) feet to the dwelling.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. All local facilities and street centerline grades must be constructed in conformance with the *City of North Las Vegas' North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
9. 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. Per the Clark County Regional Flood Control Master Plan, dedication of additional right-of-way is required for the flood control channel adjacent to the UPRR right-of-way.
11. The property owner is required to grant roadway easements where public and private streets intersect.
12. The portion of Azure Avenue east of the proposed knuckle must be vacated.
13. Approval of a traffic study is required prior to submittal of the civil improvement plans.
14. Knuckle should be provided within street elbow or parking is to be restricted on both sides of the elbow.
15. The modified stub street is limited to a maximum length of 150 feet and a maximum lot frontage of four. Any cul-de-sac exceeding this standard shall provide a standard cul-de-sac design.

16. As shown on the site plan, the minimum back of curb radius for any stub streets shall be 30 feet.
17. Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas set forth in *Clark County Area Uniform Standard Drawing* No. 210. The use of roll curb will require an additional one foot of right of way.
18. Sidewalk, with a minimum width of 3.5 feet, is required on a minimum of one side of all interior, private streets.
19. Streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *North Las Vegas Municipal Code* 16.20.050.
20. All residential driveway geometrics shall be in compliance with *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
21. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards and must be approved by the City of Las Vegas Central Fire Alarm Office.
22. The developer is responsible for the acquisition of public utility easements needed for any off-site utilities.
23. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.

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

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated he is in agreement with a two-week continuance.

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

Commissioner Harry Shull MOVED and Chairman Dean Leavitt SECONDED to CONTINUE ZN-42-04 per staff's recommendations to the 5/26/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED TO 5/26/04.**

**Items #10 AMP-36-04, #11 ZN-42-04 and #12 ZN-41-04.**

**12) ZN-41-04 (14986) CENTENNIAL/NOVAK (Public Hearing)**

An application submitted by Richmond American Homes on behalf of Michael Angelo, LLC, et. al, property owner, for a reclassification of property from an M-2 General Industrial District to a PUD Planned Unit Development District consisting of 107 single-family residential dwellings. 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 Planning and Zoning Department recommends that ZN-41-04 be **continued** to allow the applicant time to address the outstanding issues outlined in the analysis section.

**If, however**, the Planning Commission determines that **approval is warranted** at this time, the Planning and Zoning Department recommends that ZN-41-04 be subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The development must meet the Single-Family Design Standards including, but not limited to, all landscaping requirements.
3. The minimum lot size of any lot in the development shall be 5,000 square feet.
4. The setbacks required are fifteen (15) feet in the rear, five (5) feet on the side, ten (10) feet on the corner side, twenty (20) feet in the front to the garage and/or fifteen (15) feet to the dwelling.
5. The open space requirements of the development must be met.
6. 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.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. All local facilities and street centerline grades must be constructed in conformance with the *City of North Las Vegas' North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
9. The property owner is required to grant roadway easements where public and private streets intersect.
10. All common elements shall be labeled and are to be maintained by the Home Owners Association.
11. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
12. 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 signatures.
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 the project's Centennial Parkway frontage.

15. The developer is responsible for the acquisition of public utility easements needed for any off-site utilities.
16. The modified stub street is limited to a maximum length of 150 feet and a maximum lot frontage of four. Any cul-de-sac exceeding these standards shall provide a standard cul-de-sac design.
17. The minimum back of curb radius for any stub streets shall be 30 feet.
18. Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas set forth in *Clark County Area Uniform Standard Drawing* No. 210. The use of roll curb will require an additional one foot of right of way.
19. Sidewalk is required on a minimum of one side of all interior, private streets.
20. "L" type curb and gutter per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 216 shall be used on all streets adjacent to school sites.
21. All residential driveway geometrics shall be in compliance with *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
22. Streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *North Las Vegas Municipal Code* 16.20.050.
23. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.

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

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

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

Commissioner Nelson Stone MOVED and Commissioner Harry Shull SECONDED to APPROVE ZN-41-04 per staff's recommendations subject to the following change:

**Condition #4 Changed to Read:** "The setbacks required are fifteen (15) feet in the rear, five (5) feet on the side, ten (10) feet on the corner side, twenty (20) feet in the front to the garage and/or **ten (10) feet to the dwelling.**"

**Condition #24 Added to Read:** "That any three-story single-family dwelling shall not exceed 35 feet in height."

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

### **13) ZN-05-01 (13024) LAKE MEAD INDUSTRIAL PARK (Public Hearing)**

An application submitted by Jacob and Zipora Haleva on behalf of Affordable Concepts, Inc.; Clover Trust; Lake-Mead-Allen, LLC; Lake Mead Simmons, LLC; Gary C. Hagan; Irene Cockrell; Edwin R & Valerie A. Smith; Simmons Investment; S. E. & L. Potter 1992 Living Trust, property owners, for an amendment to an existing PUD Planned Unit Development District to allow office/warehousing, outside storage and commercial. The property is located at the southeast corner of Lake Mead Boulevard and Allen Lane. The Assessor's Parcel Numbers are 139-20-202-001, 139-20-202-002, 139-20-202-003, 139-20-202-004, 139-20-202-005, 139-20-202-006, 139-20-202-007, 139-20-202-008, 139-20-202-009, 139-20-202-010, 139-20-202-011, 139-20-202-013 and 139-20-202-014.

#### **RECOMMENDATION:**

The Planning and Zoning Department recommends that the amendment to ZN-05-01 be **approved** subject to the following conditions and that this item be forwarded to the City Council for approval by ordinance:

#### ALL PHASES:

1. That 15 feet of perimeter landscaping shall be provided adjacent to Coran Lane.
2. That a final development plan be reviewed and approved by the Planning Commission for each phase of development.
3. That the development shall comply with all applicable codes and ordinances.
4. That the perimeter wall proposed shall be constructed as indicated on the approved elevations.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. 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.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans.
8. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Lake Mead Boulevard frontage.
9. 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*.
10. 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.
11. The property owner is required to grant a roadway easement for commercial driveway(s).

#### BUSINESS PARK PHASE:

1. The development shall comply with the Industrial Development Design Standards, unless otherwise approved herein.
2. That all storage areas shall be prohibited from storing any materials above the height of the screen wall.

3. That the angled parking provided at the south end of the development be redesigned.
4. That the business park development shall consist of those uses allowed in the M-1, Business Park Industrial District as principally permitted uses, or as a special use subject to Title 17 § 24.020.
5. Commercial/retail uses may only be allowed within those building adjacent to Lake Mead Boulevard.

COMMERCIAL PHASE:

1. The development shall comply with the Commercial Development Standards and Design Guidelines.
2. That the commercial development shall consist of those uses allowed in the C-1, Neighborhood Commercial District as principally permitted uses, or as special uses subject to Title 17 § 24.020.

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

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

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-05-01 per staff's recommendations subject to the following change:

**Condition #12 Added to Read: "There shall be no access to Coran from this site."**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #14 ZN-39-04 and #15 T-1079 are related.**

**14) ZN-39-04 (14919) ELKHORN MANOR (Public Hearing)**

An application submitted by D. R. Horton, Inc., on behalf of Beltway 40, LLC, property owner, for a reclassification of property from an R-E Ranch Estates District to an R-1 Single-Family Residential District. The property is located at the southeast corner of Elkhorn Road and Commerce Street. The Assessor's Parcel Numbers are 124-22-501-005, 124-22-501-006, 124-22-501-007 and 124-22-501-008.

**RECOMMENDATION:**

The Department of Planning and Zoning recommends that ZN-39-04 be **continued indefinitely** to allow the applicant to submit a request for an amendment to the Comprehensive Plan.

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

**The item was WITHDRAWN.**

Items #14 ZN-39-04 and #15 T-1079 are related.

**15) T-1079 (14923) ELKHORN MANOR**

An application submitted by D. R. Horton, Inc., on behalf of Beltway 40, LLC, property owner, for approval of a tentative map in an R-E Ranch Estates District (proposed R-1 Single-Family Residential) consisting of 172 single-family dwellings. The property is located at the southeast corner of Elkhorn Road and Commerce Street. The Assessor's Parcel Numbers are 124-22-501-005, 124-22-501-006, 124-22-501-007 and 124-22-501-008.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that T-1079 be **continued indefinitely** to allow the applicant time to address the concerns mentioned above.

If the applicant is unable or unwilling to continue this item, then the Planning & Zoning Department has no other option than to recommend that this item be **denied**.

If the Planning Commission determines that **approval is warranted** at this time, 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. Revise the plans to meet the minimum lot width of 55 feet and the minimum lot size of 6,000 square feet for the R-1, Single-family Residential zoning district.
3. Revise the plans to meet the minimum curvilinear street standards set forth in Section 16.20.050 of the Municipal Code.
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. Applicant shall resolve the right-of-way issues along Elkhorn Road.
6. Dedicate and construct the following half streets per the Master Plan of Streets and Highways and *City of North Las Vegas Municipal Code* section 16.24.100.B:
  - a. Commerce Street
  - b. Dorrell Lane
  - c. Goldfield Street
  - d. Elkhorn Road
7. Right-of-way dedication and construction of a CAT bus turn-out is required on Commerce Street near Dorrell Lane per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
8. Revise the stub street to comply with the City of North Las Vegas modified stub street design which features a minimum 24 foot back of curb radius and a maximum length of 150 feet, as measured from the back of curb of the intersecting street to the back of curb at the furthest point of the cul-de-sac.
9. Approval of a drainage study is required prior to submittal of the civil improvement plans.
10. Clark County Public Works concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
11. The side lot easement must conform to *City of North Las Vegas Municipal Code* section 17.24.210.D.4.a.

12. 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.
13. 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.
14. Approval of a traffic study is required prior to submittal of the civil improvement plans.
15. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Commerce Street and Dorrell Lane frontages.
16. The property owner is required to grant a pedestrian access easement for sidewalk within any common element. The design of all common elements shall be submitted for review by City staff at the time landscaping plans are submitted for building permit review.
17. A revocable encroachment permit for landscaping within the public right of way is required.
18. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
19. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
20. Label all lots between the cul-de-sacs and grant a public utility easement to the City.
21. All common elements shall be labeled and are to be maintained by the Home Owners Association.
22. The common lots adjacent to Commerce Street and Dorrell Lane shall be 15 feet per *City of North Las Vegas Municipal Code* section 17.29.210 .
23. The common lots adjacent to Goldfield Street and Elkhorn Road shall be 10 feet per *City of North Las Vegas Municipal Code* section 17.29.210.
24. It is the responsibility of the developer to acquire public utility easements needed for any off-site utilities.
25. 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*.
26. All conditions of approval shall be included in the notes section of the final map.

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

**The item was WITHDRAWN.**

**16) UN-69-04 (14926) CONTINENTAL FINANCIAL ENTERPRISES, INC. (Public Hearing)**

An application submitted by Continental Financial Enterprises, Inc., on behalf of Weingarten Nostat, Inc., property owner, for a use permit in an R-A/CR Redevelopment Area Commercial/Retail Subdistrict to allow a financial institution (auto title loans, signature loans and installment loans). The property is located at 2117 East Lake Mead Boulevard. The Assessor's Parcel Number is 139-23-713-003.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that UN-69-04 be **denied** as recommended by the Redevelopment staff.

**However**, if the Planning Commission determines, from the evidence presented, that **approval** is warranted at this time, the Planning and Zoning Department recommends that UN-69-04 be subject to the following conditions and that this item be forwarded to the Redevelopment Agency:

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 any expansions to the proposed use shall be subject to Planning Commission review and approval.

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

Quang Regan, 3280 E. Tropicana Avenue, Suite R/S, Las Vegas, Nevada 89121 appeared on behalf of the applicant.

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to DENY UN-69-04 per staff's recommendations as this proposed use at this particular location is not necessary or desirable.

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

Mr. Jordan advised the applicant since this is in the Redevelopment Area the item will be automatically forwarded to the Redevelopment Agency.

**The item was DENIED.**

**17) UN-71-04 (14936) SUPERIOR TIRE (Public Hearing)**

An application submitted by Scher Tire on behalf of Albuquerque Academy, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow an automotive service facility. The property is located at the southwest corner of San Diego Street and Craig Road. The Assessor's Parcel Number is 139-06-315-002.

**RECOMMENDATION:**

The Development Services Department recommends that UN-71-04 be **approved** subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The Use Permit (UN-71-04) is site-specific and non-transferable.
3. The development of this site shall be in compliance with the City's Commercial Development Standards and Design Guidelines, with the following exceptions:
  - a. The building may be oriented with a front setback of approximately 50 feet from the landscape buffer along Craig Road; and
  - b. Perimeter landscaping along the southern boundary of the site shall be designed to match the existing 10.5-foot wide landscape buffer along the adjacent property to the west.
4. Existing perimeter landscaping along Craig Road and San Diego Street shall be upgraded to comply with current commercial design guidelines, including but not limited to, the following:
  - a. The peripheral landscaping area shall be landscaped with approved plan materials to provide a minimum ground coverage of 60% (not including trees) within two years of project completion; and
  - b. Street trees shall be planted along public streets in accordance with applicable design guidelines; and
  - c. Dense shrubs and vines shall be planted immediately adjacent to the existing 6-foot high masonry wall along San Diego Street to soften the effect of the wall and deter graffiti.
5. An additional six-foot wide landscaped island shall be installed along the northern side of the proposed trash enclosure, and an additional six-foot wide landscaped parking island shall be located along the southern boundary of the property.
6. The northern end of the central parking island shall be redesigned to provide a direct pedestrian linkage between the proposed tire shop and the existing Walgreens store. Two adjoining parking spaces (one on each side of the row) shall be replaced with a sidewalk, and the required landscaped island shall be located along the southern side of this new walkway. In addition, the single parking stall located in front of the west entrance of the tire shop shall be replaced with a sidewalk.
7. Signage along San Diego Street shall be limited to one wall sign, as shown on the elevation drawings submitted with this application.
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.

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

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated he concurs with staff's recommendation.

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

- Joe Jackson, 4325 San Diego Street, North Las Vegas, Nevada 89032

Mr. Jackson stated his property abuts this property and he is not in opposition, however his concern is to oppose any attempt to tear down the existing block wall and make a thoroughfare through there.

Chairman Leavitt closed the Public Hearing.

Commissioner Harry Shull MOVED and Commissioner Nelson Stone SECONDED to APPROVE UN-71-04 per staff's recommendations subject to the following change:

**Condition #7 Added to Read: "the signage along Craig Road to be monument type, the sign limited to 8 feet in height."**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**18) UN-72-04 (14938) CALVERY SOUTHERN BAPTIST CHURCH (Public Hearing)**

An application submitted by Calvary Southern Baptist Church, property owner, for a use permit in an R-1 Single-Family Residential District to allow an expansion to an existing church, to allow classrooms, offices and parking. The properties are located at 1600, 1620 and 1800 East Cartier Avenue. The Assessor's Parcel Numbers are 139-14-710-053 and 139-14-710-050 and 139-14-710-049.

**RECOMMENDATION:**

The Planning & Zoning Department recommends that UN-72-04 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; and
2. That landscaping shall be provided in accordance with ordinance requirements, unless otherwise amended herein; and
3. That subsequent expansions or additions to the use shall be subject to Planning Commission review and approval; and
4. That the development of this site be subject to all applicable conditions of VN-11-04; and
5. That the applicant consolidate the parcels containing the parking lot (APN 139-14-710-049) and the accessory structure (APN 139-14-710-050) prior to approval of a building permit for the sanctuary expansion; and
6. That the development of the church be generally consistent with the submitted site plan, or as amended herein; and
7. That the applicant shall comply with the Commercial Design Guidelines except that bicycle and pedestrian linkages on-site are not required and landscape areas shall be provided as shown on the site plan; and
8. Building elevations shall conform to the elevations submitted, using the preferred building materials listed in the Commercial Design Standards, with final approval of materials subject to staff review and approval; and
9. The landscape areas within the parking lots adjacent to rights-of-way shall use either a berm or shrubs, in any combination, to provide a minimum three-foot-tall barrier for preventing light and glare from automobile headlights on adjacent public rights-of-way; and
10. That sight visibility zones are to be maintained; and
11. That the accessory structure located at 1800 E. Cartier Avenue (APN 139-14-710-050) be demolished and the site converted to a parking lot within 180 days following the issuance of a certificate of occupancy for the sanctuary expansion; and
12. That if VN-11-04 is not approved, then UN-72-04 shall only be for parcels 139-14-710-053 and 139-14-710-049; and
13. That UN-72-04 shall expire on May 12, 2006.

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

Tim Fichter, Architect for the applicant, 5160 S. Eastern Avenue, Suite G, Las Vegas, Nevada 89119 appeared on behalf of the applicant.

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Chairman Dean Leavitt SECONDED to APPROVE UN-72-04 per staff's recommendations subject to the following changes:

**Condition #5 Deleted.**

**Condition #11 Deleted.**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**19) UN-73-04 (14974) SILVER LEAF BUSINESS PARK (Public Hearing)**

An application submitted by Silverleaf Business Park, LLC, on behalf of Erik Olesen and Jim Rothermel, property owners, for a use permit in a C-P Professional Office Commercial District to allow 14,084 square foot building. The property is generally located east of Simmons Street and approximately 625 feet north of Ann Road. The Assessor's Parcel Number is 124-29-801-007.

**RECOMMENDATION:**

The Development Services Department recommends that UN-73-04 be **continued** to allow the applicant sufficient time to submit a revised site plan addressing the setback issue.

**However**, if the Planning Commission determines, from the evidence presented, that **approval** is warranted at this time, the Planning and Zoning Department recommends that UN-73-04 be subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The development shall comply with the Commercial Development Standards and Design Guidelines, except for the following deviations:
  - a. The building is not required to be oriented towards the street frontage.
  - b. An (11) foot landscape buffer be provided along the east property line adjacent to the residential property.
3. That the building shall be redesigned to comply with the required setbacks within the C-P, Professional Office Commercial District.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. 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.
6. 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.
7. Developer to construct full half street improvements for Simmons Road.
8. Approval of a traffic study is required prior to submittal of the civil improvement plans.
9. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Simmons Street frontage.
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*.
11. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
12. A revocable encroachment permit for landscaping within the public right of way is required.
13. The property owner is required to grant a roadway easement for commercial driveway(s).
14. A copy of the recorded shared access agreement shall be provided prior to civil plan approval.

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

Jim Rothermel and Erik Olesen, 6012 Shady Bay Street, Las Vegas, Nevada 89130 appeared on behalf of the applicant and stated they will comply with all of staff's recommendations.

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

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE UN-73-04 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.**

**Items #20 VN-13-04 and #21 UN-74-04 are related.**

**20) VN-13-04 (14971) CANNERY HOTEL & CASINO (Public Hearing)**

An application submitted by the Cannery Hotel and Casino, LLC, property owner, for a variance in a C-3 General Service Commercial District to allow a 20 foot front setback for a parking garage where 30 feet is required. The property is located at 2121 East Craig Road. The Assessor's Parcel Number is 139-02-701-006.

**RECOMMENDATION:**

The Planning & Zoning Department recommends that VN-13-04 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; and
2. That adequate sight visibility shall be provided in accordance with *Clark County Area Uniform Standard Drawing* No. 201.2; and
3. That the parking structure shall be subject to all applicable conditions of UN-74-04; and
4. That all required landscaping be provided or replaced prior to a final inspection; and
5. That an "as-built" landscape and irrigation plan be submitted with the building permit to show the materials to be temporarily relocated or removed during the construction of the structure; and
6. That the overall height of the structure shall not exceed 52'-0" as seen from the north elevation; and
7. That the parking structure maintain a minimum 20'-0" from the Craig Road right-of-way.

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

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

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE VN-13-04 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.**

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

**21) UN-74-04 (14969) CANNERY HOTEL & CASINO (Public Hearing)**

An application submitted by the Cannery Hotel and Casino, property owner, for a use permit in a C-3 General Service Commercial District to allow a 100,400 square foot expansion to an existing casino. The property is located at 2121 East Craig Road. The Assessor's Parcel Number is 139-02-701-006.

**RECOMMENDATION:**

The Planning & Zoning Department recommends that UN-74-04 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; and
2. That approval of a traffic study is required prior to submittal of the civil improvement plans; and
3. That the property owner is required to grant a roadway easement for commercial driveway(s); and
4. That the parking structure shall be permitted separately and shall be completed prior to the issuance of a building permit for the casino expansion; and
5. That the elevations submitted with this request shall not be approved. Each facade of the parking structure and the expansion shall be treated in such a way that they match either the facade of the hotel (facing Losee Road) or the facade of the casino (facing Craig Road), or a combination of both. The facade treatments shall include false windows, appropriate lighting and brick veneers. Exposed and painted precast concrete shall not be an acceptable finish material or treatment; and
6. That the development of the parking structure shall be subject to all applicable conditions of VN-13-04; and
7. That the building permit for the expansion shall include the theaters. Phasing of the expansion by separating the theater building permit from that of the bingo room, race and sports book, food court and office shall be prohibited; and
8. That UN-74-04 shall expire on May 12, 2006.

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

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

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

Commissioner Nelson Stone MOVED and Chairman Dean Leavitt SECONDED to APPROVE UN-74-04 per staff's recommendations subject to the following changes:

**Condition #4 Changed to Read: "That the parking structure be completed in Phase 1."**

**Condition #5 Changed to Read: "Each facade of the parking structure and the expansion shall be treated in such a way that they match either the facade of the hotel (facing Losee Road) or the facade of the casino (facing Craig Road) or a combination of both including the appearance of facade treatments which shall include appropriate lighting and the brick veneers."**

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.**

**22) UN-75-04 (14978) GMC DAY CARE CENTER (Public Hearing)**

An application submitted by the Guadalupe Medical Center on behalf of Raymond Martin, property owner, for a use permit in a C-2 General Commercial District to allow a child care facility. The property is located at 2318 East Cheyenne Road. The Assessor's Parcel Number is 139-11-816-009.

**RECOMMENDATION:**

The Planning & Zoning Department recommends that UN-75-04 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; and
2. That UN-75-04 is site specific and non-transferable; and
3. That a revised site plan clearly indicating the location of the outdoor children's play area(s) be submitted to the Planning & Zoning Department. Any outdoor play area shall be enclosed and shaded. The shade structure shall be designed to match the existing building and the design shall be subject to review and approval by staff prior to application of a building permit. If an outdoor play area is not required, then the site plan need not be revised.

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

Cecilia Aldana, representing Guadalupe Medical Center, 1219 E. Charleston Boulevard, Las Vegas, Nevada 89144 appeared on behalf of the applicant.

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

Commissioner Harry Shull MOVED and Commissioner Steve Brown SECONDED to APPROVE UN-75-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**23) UN-76-04 (14991) NEVADA LAND-CRAIG/SIMMONS (Public Hearing)**

An application submitted by Property Management Group, LLC, on behalf of Toni Jessica Ives, et. al., property owner, for a use permit in an R-1 Single-Family Residential District (proposed C-1 Neighborhood Commercial District) to allow a convenience food restaurant. The property is located at the northwest corner of Simmons Street and Craig Road. The Assessor's Parcel Number is 139-05-203-005.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that UN-76-04 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 if ZN-34-04 is not approved by the City Council this use permit (UN-76-04) shall become null and void.
3. The development shall comply with the Commercial Development Standards and Design Guidelines, except for the following:
  - a. The building may be set back to the rear of the property as shown on the site plan.
  - b. Fifteen of perimeter landscaping shall be provided along Craig Road and Simmons Street
  - c. A 6.5-foot landscaping buffer shall be provided along the west property line adjacent to the residential property.
4. That bollards shall be provided along the northern portion of the drive isle to prevent any vehicle from hitting the wall, subject to staff review and approval.
5. Revise the plans to show the additional right-of-way previously dedicated along Craig Road.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. All local facilities and street centerline grades must be constructed in conformance with the *City of North Las Vegas' North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
8. 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.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans.
10. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Craig Road and Simmons Street frontages.
11. The drive-through will not be permitted without the support of a queuing analysis which demonstrates adequate on-site storage that does not conflict with the proposed driveways onto Craig Road and Simmons Street.
12. 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.
13. The property owner is required to grant a roadway easement for commercial driveway(s).
14. A revocable encroachment permit for landscaping with the public right-of-way is required.

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. The developer shall provide a 24' wide cross access easement on his property which extends from the easterly property line to the westerly curb return of the project's Craig Road driveway.

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

Joseph Bennett, 3505 E. Harmon Avenue, Suite B, Las Vegas, Nevada 89121 appeared on behalf of the applicant and stated he concurs with staff's recommendation.

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-76-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**24) UN-77-04 (14996) STORAGE ONE (Public Hearing)**

An application submitted by Storage One on behalf of Simmons 15, LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow mini-warehousing. The property is generally located south of Centennial Parkway approximately 289 feet east of Simmons Street. The Assessor's Parcel Number is 124-29-501-006.

**RECOMMENDATION:**

The Development Services Department recommends that UN-77-04 be **continued** to allow the applicant time to address those issues outlined in the analysis section.

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

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 UN-77-04 is site-specific and non-transferable.
3. That the development of this site be in compliance with the Commercial Development Standards and Design Guidelines with the specific exception that the landscaping buffer along the east and south property lines may be a minimum of ten (10) feet rather than the required twenty (20) feet.
4. The sidewalk along Centennial Parkway is required to be setback a minimum of five (5) feet from the back of curb and must be curvilinear.
5. That a wainscoting be provided on the building to match the approved elevations for the commercial site to the west (UN-04-04).
6. That a decorative masonry screen wall be provided along all property lines. The wall shall be a minimum six feet (6.00') in height.
7. That a minimum two parking stalls be provided for the caretaker(s). The parking stalls shall be enclosed and attached to the caretaker's apartment.
8. That each of the gates, whether intended for customers, ingress, egress or emergency access, shall have a metal mesh backing to obscure the view of the storage facility.
9. That the development of this site be in compliance with all standards set forth in Section 17.24.020.C.14 of the Zoning Ordinance.
10. That wall signage shall be permitted on the north- and west-facing walls only. Free-standing signage will be permitted in accordance with ordinance requirements.
11. Approval of a drainage study is required prior to submittal of the civil improvement plans.
12. 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.
13. 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.
14. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan* or as otherwise approved by the Director of Public Works or his designee.

15. Approval of a traffic study is required prior to submittal of the civil improvement plans.
16. The driveway 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*.
17. Community 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.
18. A copy of the recorded shared access agreement must be provided prior to approval of the civil improvement plans.
19. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Centennial Parkway frontage.
20. 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*.
20. The property owner is required to grant a roadway easement for commercial driveway(s).
21. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
22. A revocable encroachment permit for landscaping within the public right-of-way is required.

The application was presented by Vicki Adams, Planner, on behalf of staff who indicated staff is recommending this item be continued to allow the applicant time to address issues raised by staff.

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

Commissioner Harry Shull MOVED and Commissioner Steve Brown SECONDED to CONTINUE UN-77-04 per staff's recommendations to the 6/9/0 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 6/9/04.**

**25) VAC-14-04 (14929) ALIANTE PARCELS 31 & 64 (Public Hearing)**

An application submitted by Pardee Homes of NV, property owner, for a vacation of Nature Parkway (Vista Way) commencing approximately 1,015 feet northeast of Aliante Parkway and proceeding northeast approximately 259 feet and commencing approximately 1,597 feet northeast of Aliante Parkway and proceeding east approximately 1,156 feet. The Assessor's Parcel Numbers are 124-20-510-002 and 124-20-510-003.

**RECOMMENDATION**

The Planning and Zoning Department recommends that VAC-14-04 be **approved** with the following condition:

1. A public utility easement over the entire area to be vacated shall be retained.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/26/04 Planning Commission meeting.

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

Commissioner Jay Aston MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUE VAC-14-04 to the 5/26/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 5/26/04.**

**26) ZOA-06-04 (14981) PICERNE DEVELOPMENT (Public Hearing)**

An ordinance amendment initiated by Picerne Development to amend Title 17 (Zoning Ordinance) Section 17.24.140 of the North Las Vegas Municipal Code to add a new section to allow for a reduction of parking within multi-family developments and providing for other matters properly related thereto.

**RECOMMENDATION:**

The Planning & Zoning Department recommends that ZOA-06-04 be **denied** for the reasons stated above.

**If, however, a favorable recommendation** is deemed appropriate by the Planning Commission, then it would be recommended that Section 17.24.140.H be amended as follows:

*Italics indicate additions to the ordinance. Struck-out indicates deletions from the ordinance.*

**h. Reduction in Parking Spaces.**

- a. A lawful use which does not have the number of parking spaces may be converted to another use without full compliance with the required number of parking spaces, provided:
  - 1. ~~a.~~ If this chapter requires a greater number of parking spaces for a converted use than are required for the established use, the increased number of parking spaces shall be provided in compliance with this chapter.
  - 2. ~~b.~~ In addition to the increased number of parking spaces required in subsection (H)(1)(a) of this section, or if subsection (H)(1)(a) of this section is not applicable, as many additional spaces, meeting the requirements of this chapter, shall be provided as the lot will accommodate without the removal of existing buildings. Buildings which are voluntarily removed shall be replaced with required parking spaces.
- 2. *Multi-Family Developments. A parking study shall be submitted to the Traffic Engineer and approved, denied or conditionally approved prior to submittal of a major or minor site plan review application, or a zone change application if the project is proposed to be within a Planned Unit Development. In all cases, the Traffic Engineer shall issue a written response and a copy of said written response shall be submitted by the applicant in conjunction with the major site plan review, minor site plan review or zone change application packet. If the parking study is denied, then parking shall be provided in accordance with Section 17.24.140.E.1.*

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

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

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

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to CONTINUE ZOA-06-04 to the 5/26/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 5/26/04.**

**27) T-1081 (14976) CAMINO AL NORTE & LA MADRE**

An application submitted by KB Home of Nevada, Inc., on behalf of Lone Mountain El Camino, LLC, property owner, for approval of a tentative map in an R-1 Single-Family Residential District consisting of 75 single-family dwellings. The property is located at the southwest corner of La Madre Way and Camino Al Norte. The Assessor's Parcel Number is 124-33-802-001.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that T-1081 be **continued** to allow the applicant time to resolve the right-of-way issues along Camino Al Norte and to make other minor revisions to the tentative map.

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-1081 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. Lot #27 must be redesigned to meet the minimum lot size requirement of 6000 square feet.
3. Landscaping along the western boundary of the property at the entrance from Lone Mountain Road and along the rear boundary lines of Lots 29 through 32 shall be developed as an integral part of the perimeter landscaping and as a common element to be maintained by the Homeowners Association.
4. The unidentified triangle-shaped lot adjacent to Lot #32 shall be developed as an integral part of the perimeter landscaping and as a common element to be maintained by the Homeowners Association. If Lot #32 is not intended as a common element, it shall be merged with Lot #32.
5. The 20-foot wide public utility and drainage easement shown on the tentative map between Lots 15 and 16 must be landscaped and include a sidewalk, bike path and lighting. This area shall also be developed as an integral part of the perimeter landscaping and as a common element to be maintained by the Homeowners Association.
6. An additional 15-feet of right-of-way shall be dedicated for Camino Al Norte per the Master Plan of Streets and Highways.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. 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.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans.
10. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's La Madre Way, Camino Al Norte, and Lone Mountain Road frontages.
11. Right-of-way dedication and construction of a CAT bus turn-out is required on Camino Al Norte

12. Right-of-way dedication of a CAT bus turn-out is required on Lone Mountain Road near Camino Al Norte per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
13. All common elements, including, but not limited to, corner side yard landscape areas, shall be labeled and are to be maintained by the Homeowners Association.
14. All easements, existing or proposed, shall be clearly identified on the tentative map.
15. All Nevada Power Company easements and poles must be shown and shall be located within the landscape area.
16. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
17. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
18. The property owner is required to grant a pedestrian access easement for sidewalks within any common element.
19. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
20. The developer must disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
21. 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 5/26/04 Planning Commission meeting.

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUE T-1081 to the 5/26/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 5/26/04.**

**28) T-1086 (14979) GRANADA RIDGE II**

An application submitted by KB Home of Nevada, Inc., on behalf of 20 Acres @ Centennial, LLC, property owner, for approval of a tentative map in an R-1 Single-Family Residential District consisting of 86 single-family dwellings. The property is located at the southeast corner of Coleman Street and Centennial Parkway. The Assessor's Parcel Number is 124-29-501-002.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that T-1086 be **approved** with the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. 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.
3. Design of Common Lot "C" shall be submitted for review by City staff at the time landscaping plans are submitted for building permit review.
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.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. 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.
6. Show the structure footprint on all lots impacted by faults and fissures.
7. Developer to construct full half street improvements for Coleman Street and Ranch House Road.
8. Approval of a traffic study is required prior to submittal of the civil improvement plans.
9. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Centennial Parkway frontage.
10. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
11. A revocable encroachment permit for landscaping within the public right of way is required.
12. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
13. 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 signatures.
14. All common elements shall be labeled and are to be maintained by the Home Owners Association including Common Lot.
15. Dedication and construction of the following right-of-way is required:
  - a. Centennial Parkway - 50 feet

- b. Ranch House Road - 30 feet
- c. Coleman Street - 30 feet

- 16. The property owner is required to grant a public utility easement.
- 17. All Nevada Power Company easements and poles must be shown and shall be fully located within the landscape area.
- 18. The drainage and utility easement must be revised to a pedestrian access/public utility easement that conform to *North Las Vegas Municipal Code 17.24.210.D.4.a* and must be maintained by the Home Owners Association.
- 19. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.

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

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

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE T-1086 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**29) T-1087 (14983) SILVERADO BUSINESS PARK**

An application submitted by Panattoni Development, Co., on behalf of SBP Investors, LLC, property owner, for approval of a tentative map in a —1 Business Park Industrial District consisting of one (1) industrial lot. The property is generally located east of Pecos Road and approximately 314 feet north of Alexander Road. The Assessor's Parcel Number is 140-06-401-007.

**RECOMMENDATION:**

The Development Services Department recommends that T-1087 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. A reviewing departments and agencies shall reserve the right to provide comments, corrections and conditions related to the site until final approval of a building permit is granted.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Clark County Public Works concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. All known geologic hazards shall be shown on the Tentative Map and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original Tentative Map.
6. Remove the street section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans.
8. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Pecos Road frontage.
9. The driveway 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.
10. All Nevada Power Company easements and poles must be shown and shall be located within the landscape area.
11. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
12. A revocable encroachment permit for landscaping within the public right of way is required.
13. The property owner is required to grant a roadway easement for commercial driveway(s).
14. 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.

15. All conditions of approval shall be incorporated into the note section of the map and filed with 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.

John Gustavson, 1210 Hinson Street, Las Vegas, Nevada 89102 appeared on behalf of the applicant and stated he concurs with staff's recommendation.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to APPROVE T-1087 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

## **OLD BUSINESS**

### **30) ZOA-04-04 (14430) CITY OF NORTH LAS VEGAS (Public Hearing)**

An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance) Section 17.24.165 (D) of the North Las Vegas Municipal Code to add temporary cell towers and providing for other matters properly related thereto.

**This item was continued from the Planning Commission meeting of April 14, 2004.**

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

#### **RECOMMENDATION:**

The Planning & Zoning Department recommends that ZOA-04-04 be considered and Section 17.24.165 be amended as follows:

*Italics indicate additions to the ordinance.*

Section 17.24.165(B)(15)

15. ***“Short-term facility”*** means a temporary telecommunications facility, which may include the tower and associated equipment. All short-term facilities shall accommodate at least one other applicant to co-locate on any one tower. All towers shall be slimline poles. All short-term facilities shall be subject to review and approval by the Planning Commission as set forth below in Section 17.24.165.D.

Section 17.24.165(B)(16)

16. ***“Special events facility”*** means a mobile temporary telecommunications facility completely contained upon or within a wheeled trailer or vehicle. Said trailer or vehicle shall be properly licensed by the Department of Motor Vehicles and said license shall be displayed at all times. One separate wheeled trailer or vehicle may be allowed to provide the power source, as long as the additional trailer or vehicle is properly licensed by the Department of Motor Vehicles and said license is displayed at all times. All towers shall be slimline poles. All special events facilities shall be subject to administrative Site Plan Approval as set forth below in Section 17.24.165.E.3.

Section 17.24.165(D)(1)(a)

*A short-term facility shall require a Special Use Permit.*

Section 17.24.165(D)(1)(b)

*A short-term facility shall expire one year from the date of the Planning Commission’s approval. A maximum one (1) one-year extension of time may be granted for any site, provided no site be approved for longer than 730 days (2 years).*

Section 17.24.165(D)(1)(c)

*The lot upon which a short-term facility is proposed shall maintain a minimum setback of 200.00' from all developed (e.g., completed or occupied) residential property lines and open space areas. All short-term facilities shall maintain a minimum setback of 20.00 feet from all rights-of-way, private or public roads,*

*drainage facilities and access easements (public or emergency.)*

Section 17.24.165(D)(1)(d)

*The maximum height of a short-term facility tower shall not exceed 70.00 feet from finished grade. The maximum ground area shall not exceed 50.00' x 50.00'.*

Section 17.24.165(D)(1)(e)

*The applicant shall identify on the required site plan the source and from where the power will be provided to operate the facility.*

Section 17.24.165(D)(1)(f)

*Any successive application proposing to co-locate on an existing short-term facility shall be reviewed administratively and shall be subject to the expiration date established by the Planning Commission. A maximum two towers and/or four service providers may be located at any one location and the towers shall be spaced not greater than 15.00 feet from one another. Any additional tower approved at any one location shall be considered an expansion of a previously approved special use permit and shall be subject to the time limitations established with the first approval.*

Section 17.24.165(E)(3)(d)

*A special event facility shall be valid for not more than 14 calendar days per event.*

Section 17.24.165(E)(3)(e)

*The maximum height of a special events facility tower shall not exceed 60.00 feet from finished grade. The maximum ground area shall not exceed 20.00' x 35.00'.*

Section 17.24.165(E)(3)(f)

*No modifications to or disturbance of the ground surface (e.g., undisturbed natural terrain, installed landscaping, drainage features, etc.) to specifically accommodate a special events facility between any paved surface and the designated site or the actual designated site area are permitted.*

Section 17.24.165(E)(3)(g)

*All special event facilities shall maintain a minimum setback of 60.00' from all developed (e.g., completed or occupied) residential property lines and all non-residential buildings. Any special event facility located within existing parking stalls shall not block, hinder or impede pedestrian or vehicular traffic. All applicable ADA accessways and emergency accessways shall be maintained at all times.*

Section 17.24.165(E)(3)(h)

*All mobile power sources shall be low-noise emitting generators, or "Whisper Watt" units or equivalent.*

Section 17.24.165(E)(3)(I)

*All special event facility applications shall be reviewed by the Traffic Division, Building & Safety Division and Planning & Zoning. Other departments may be required to review an application as deemed appropriate by the Planning & Zoning Director. Approval from all reviewing divisions, departments and/or agencies shall be required prior to the issuance of a building permit.*

**Mar Jordan, Principal Planner, stated staff is recommending this item be continued indefinitely.**

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to CONTINUE ZOA-04-04 INDEFINITELY.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED INDEFINITELY.**

**Items #31 AMP-32-04, #32 ZN-36-04 and #33 T-1076 are related.**

**31) 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.

**This item was continued from the April 28, 2004 Planning Commission meeting at the request of the applicant.**

**(from the 4/28/04 Planning Commission meeting):**

**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 5/26/04 Planning Commission meeting.

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

Whitney Williams, 3434 Kier Road, #1, North Las Vegas, Nevada 89030

Mr. Williams stated he does not believe this project would serve the best interests of the community.

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

Commissioner Harry Shull MOVED and Chairman Dean Leavitt SECONDED to CONTINUE AMP-32-04 to the 5/26/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 5/26/04.**

Items #31 AMP-32-04, #32 ZN-36-04 and #33 T-1076 are related.

**32) 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 M-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.

**This item was continued from the April 28, 2004 Planning Commission meeting at the request of the applicant.**

**(from the 4/28/04 Planning Commission meeting):**

**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 5/26/04 Planning Commission meeting.

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

Commissioner Harry Shull MOVED and Commissioner Nelson Stone SECONDED to CONTINUE ZN-36-04 to the 5/26/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 5/26/04.**

**Items #31 AMP-32-04, #32 ZN-36-04 and #33 T-1076 are related.**

**33) 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 M-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.

**This item was continued from the April 28, 2004, Planning Commission meeting at the request of the applicant.**

**(from the 4/28/04 Planning Commission meeting):**

**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.

All conditions of approval for ZN-36-04.

2. That if AMP-32-04 and ZN-36-04 are not approved, T-1076 shall be null and void.
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 the 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 the 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 the 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 plan to show the City of North Las Vegas as the water purveyor.
22. 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.
23. All dwelling units shall be designed to decrease the day/night average level of sound outdoor-to-indoor by 30 decibels.
24. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
25. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Department prior to submittal of the final map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/26/04 Planning Commission meeting.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. He stated the Public

Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Harry Shull MOVED and Commissioner Nelson Stone SECONDED to CONTINUE T-1076 to the 5/26/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 5/26/04.**

**34) 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.

**This application was continued from the Planning Commission meeting of April 28, 2004.**

**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 5/26/04 Planning Commission meeting.

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

Commissioner Harry Shull MOVED and Commissioner Nelson Stone SECONDED to CONTINUE UN-61-03 to the 5/26/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 5/26/04.**

**35) 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.

**This application was continued from the Planning Commission meeting of April 28, 2004.**

**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.

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

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

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

Commissioner Jay Aston MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE UN-67-04 per staff's recommendations.

**Condition #2 Changed to Read:** "That the development of this site be in compliance with the Commercial Development Standards and Design Guidelines **with the exception that the pad does not need to oriented to the street corner.**"

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**36) 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.

**This application was continued from the Planning Commission meeting of April 28, 2004.**

**(from the 4/28/04 Planning Commission meeting):**

**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.

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

James Grindstaff, 2230 Corporate Circle, #200, Henderson, Nevada 89074 appeared on behalf of the applicant. Mr. Grindstaff stated he wanted to thank Bob Hoyes of the Planning and Zoning Department for working with him on this project and he concurs with staff's recommendation.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to APPROVE SPR-20-04 per staff's recommendations subject to the following change:

**Condition #2 Changed to Read:** That the development of this site be in compliance with the Commercial Development Standards and Design Guidelines **with the exception that the two pads do not need to be oriented to the street frontage.**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

***This item was heard following Item #7 T-1085 (unrelated)***

**37) 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 150 duplex units and 3 single-family homes. 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 Planning and Zoning Department recommends that T-1075 be **approved** with the following conditions of approval.

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. Lots #55, #66, #101 and #128 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. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
5. A vacation of a portion of the dedicated right of way for Commerce Street north of where the alignment transitions northwesterly is required.
6. Dedication for Commerce Street per the Master Plan of Streets and Highways is required.
7. 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.
8. Right-of-way dedication is required for the construction of a CAT bus turn-out on Commerce Street near Centennial Parkway.
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. All common elements shall be labeled as such and be maintained by the Homeowner's Association.
11. A revocable encroachment permit for the landscaping in the public right-of-way is required.
12. The property owner is required to grant a pedestrian access easement for sidewalks within any common element.

13. 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.
14. Plans are required to show the drainage easement granted per instrument 20031103-00647.
15. Approval of a drainage study is required prior to submittal of the civil improvement plans.
16. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
17. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
18. Approval of a traffic study with queuing analysis is required prior to submittal of the civil improvement plans.
19. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Commerce Street and Centennial Parkway.
20. The driveway on Centennial Parkway is limited to right-in / right-out.
21. 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.
22. Sidewalk is required on a minimum of one side of all interior, private streets.
23. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
24. All duplex dwelling units must be constructed in tandem.
25. All rear yards must maintain a minimum 600 square feet of open space.
26. The perimeter walls be owned and maintained by the Homeowner's Association.
27. Corner side yard landscaping shall be maintained by the homeowner.
28. The developer must disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
29. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.

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

Dean Rasmussen, of Orion Engineering, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE T-1075 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**PUBLIC FORUM**

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

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

**DIRECTOR'S BUSINESS:** None

**CHAIRMAN'S BUSINESS:** None

**ADJOURNMENT:** 10:15 PM

A motion to ADJOURN the May 12, 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.

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Dean Leavitt, Chairman

**ATTEST:**

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Ted Karant, Recording Secretary