

**MINUTES
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION**

**Jay Aston, Chairman
Dean Leavitt
Nelson Stone
Harry Shull**

**2200 Civic Center Drive
North Las Vegas, NV
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**Jo Cato, Vice-Chairman
Dilip Trivedi
Steve Brown**

**Planning Commission MINUTES are available on the internet at:
www.cityofnorthlasvegas.com**

September 8, 2004

CALL TO ORDER:

Council Chambers, North Las Vegas City Hall
2200 Civic Center Drive, at 7:07 p.m.

ROLL CALL:

Chairman Jay Aston - Present
Vice Chairman Jo Cato - Present
Commissioner Harry Shull - Present
Commissioner Dean Leavitt - Present
Commissioner Nelson Stone - Present
Commissioner Steve Brown - Present
Commissioner Dilip Trivedi - Present

STAFF PRESENT:

Jory Stewart, Planning and Zoning Director
Marc Jordan, Planning Manager
Vicki Adams, Planner
Randy Cagle, Public Works
Kevin Futch, Transportation Services
Terri Tarbett, Fire Department
James Lewis, Senior Deputy City Attorney
Tony Taylor, Parks and Recreation
Jo Ann Lawrence, Recording Secretary

ANNOUNCEMENTS:

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

PLEDGE OF ALLEGIANCE:

Vice-Chairman Jo Cato

MINUTES

APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING OF AUGUST 11,

2004.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

APPROVAL OF THE MINUTES OF AUGUST 25, 2004 PLANNING COMMISSION MEETING.

ACTION: CONTINUED TO SEPTEMBER 22, 2004.

CONSENT AGENDA

A) PW-138-04 (16992) LONE MOUNTAIN & COMMERCE

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 \$168,847.75.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

B) PW-139-04 (16994) LAS ISLITAS PLAZA

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify the City of North Las Vegas's Director of Finance to release the cash-in-lieu of bond in the amount of \$11,877.31.

ACTION: APPROVED

MOTION: Commissioner Shull
SECOND: Commissioner Leavitt
AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown
NAYS: None
ABSTAIN: None

C) PW-140-04 (16995) CRAIG & COLEMAN

Accept the subdivision off-site improvements agreement by Celebrate at Outback, LLC, and accept the subdivision bond in the amount of \$785,234.07.

ACTION: APPROVED

MOTION: Commissioner Leavitt
SECOND: Commissioner Trivedi
AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Trivedi and Brown
NAYS: None
ABSTAIN: Commissioner Shull

D) PW-141-04 (16996) ROSE LAKE UNIT 1A

Approve the subdivision off-site improvements agreement by Centex Homes and accept the subdivision bond in the amount of \$434,775.83.

ACTION: APPROVED

MOTION: Commissioner Leavitt
SECOND: Commissioner Trivedi
AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown
NAYS: None
ABSTAIN: None

E) PW-142-04 (16997) ROSE LAKE UNIT 1B

Approve the subdivision off-site improvements agreement by Centex Homes and accept the subdivision bond in the amount of \$381, 984.63.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt
AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown
NAYS: None
ABSTAIN: None

F) PW-143-04 (17002) ROSE LAKE UNIT 2A

Approve the subdivision off-site improvements agreement by Centex Homes and accept the subdivision bond in the amount of \$518,416.25.

ACTION: APPROVED

MOTION: Commissioner Shull
SECOND: Commissioner Leavitt
AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown
NAYS: None
ABSTAIN: None

G) PW-144-04 (17004) ROSE LAKE UNIT 2B

Approve the subdivision off-site improvements agreement by Centex Homes and accept the subdivision bond in the amount of \$393,000.85.

ACTION: APPROVED

MOTION: Commissioner Shull
SECOND: Commissioner Leavitt
AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown
NAYS: None
ABSTAIN: None

H) PW-145-04 (17005) WASHBURN & BRUCE

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 \$886,564.03.

ACTION: APPROVED

MOTION: Commissioner Shull
SECOND: Commissioner Leavitt
AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi
and Brown
NAYS: None
ABSTAIN: None

I) PW-146-04 (17006) SIMMONS MARKETPLACE

Accept the commercial developments off-site improvements agreement by ASF Investments, LLC and accept the Cash-in-Lieu of Bond Agreement-Separate Account in the amount of \$176,818.57.

ACTION: APPROVED

MOTION: Commissioner Shull
SECOND: Commissioner Leavitt
AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi
and Brown
NAYS: None
ABSTAIN: None

NEW BUSINESS

1) AMP-59-04 (16012) ALHAMBRA (PUBLIC HEARING)

An application submitted by Runvee, Inc., property owner, for an Amendment to the Comprehensive Plan, Land Use Element, to change the current designation of Industrial to Regional Commercial. The property is generally located at the intersection of Lamb Boulevard and Ann Road. The assessor's parcel numbers are 123-31-602-003, 123-31-502-001, 123-30-801-001 and 123-32-101-001.

The applicant requested AMP-59-04 be continued to October 27, 2004.

Chairman Aston opened the Public Hearing.

Chairman Aston stated the Public Hearing would remain open until the item was heard in its entirety.

ACTION: CONTINUED TO OCTOBER 27, 2004

MOTION: Commissioner Leavitt

SECOND: Vice Chairman Cato

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

2) GED-01-04 (16014) ALHAMBRA (PUBLIC HEARING)

An application submitted by Runvee, Inc., property owner, for a petition to establish a Gaming Enterprise District. The property is generally located at the intersection of Lamb Boulevard and Ann Road. The assessor's parcel numbers are 123-31-602-003, 123-31-502-001, 123-30-801-001 and 123-32-101-001.

The applicant requested GED-01-04 be continued to October 27, 2004.

Chairman Aston opened the Public Hearing.

Chairman Aston stated the Public Hearing would remain open until the item was heard in its entirety.

ACTION: CONTINUED TO OCTOBER 27, 2004

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

3) ZN-76-04 (16013) ALHAMBRA (PUBLIC HEARING)

An application submitted by Runvee, Inc., property owner, for reclassification of property from an M-2 General Industrial District to a PUD Planned Unit Development District consisting of a hotel & casino; commercial; multi-family units and office. The property is generally located at the intersection of Lamb Boulevard and Ann Road. The assessor's parcel numbers are 123-31-602-003, 123-31-502-001, 123-30-801-001 and 123-32-101-001.

The applicant requested ZN-76-04 be continued to October 27, 2004.

Chairman Aston opened the Public Hearing.

Chairman Aston stated the Public Hearing would remain open until the item was heard in its entirety.

ACTION: CONTINUED TO OCTOBER 27, 2004

MOTION: Commissioner Leavitt

SECOND: Vice Chairman Cato

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

4) UN-110-04 (16187) ALHAMBRA (PUBLIC HEARING)

An application submitted by Runvee, Inc., property owner, for a use permit in an M-2 General Industrial District (proposed PUD Planned Unit Development District) to allow a hotel and casino. The property is generally located at the intersection of Lamb Boulevard and Ann Road. The assessor's parcel numbers are 123-31-602-003 and 123-31-502-001.

The applicant requested UN-110-04 be continued to October 27, 2004.

Chairman Aston opened the Public Hearing.

Chairman Aston stated the Public Hearing would remain open until the item was heard in its entirety.

ACTION: CONTINUED TO OCTOBER 27, 2004

MOTION: Commissioner Leavitt

SECOND: Vice Chairman Cato

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

5) UN-114-04 (16265) ALHAMBRA (PUBLIC HEARING)

An application submitted by Runvee, Inc., property owner, for a use permit in an M-2 General Industrial District (proposed PUD Planned Unit Development District) to allow the "on sale" of alcoholic beverages in conjunction with a tavern. The property is located at the northwest corner of Ann Road and Donovan Way. The assessor's parcel number is 123-30-801-001.

The applicant requested UN-114-04 be continued to October 27, 2004.

Chairman Aston opened the Public Hearing.

Chairman Aston stated the Public Hearing would remain open until the item was heard in its entirety.

ACTION: CONTINUED TO OCTOBER 27, 2004

MOTION: Commissioner Leavitt

SECOND: Vice Chairman Cato

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

6) AMP-77-04 (16660) NORTH RANCH COURT(PUBLIC HEARING)

An application submitted by D. R. Horton on behalf of GLK Holding I, LLC, property owner, for an amendment to the Comprehensive Plan, Land Use Element, to change the current designation of Community Commercial to M-HDR Medium-High Density Residential. The property is located at the southeast corner of Goldfield Street and Elkhorn Road. The assessor's parcel number is 124-22-501-003.

The applicant requested AMP-77-04 be continued to October 13, 2004.

Chairman Aston opened the Public Hearing.

Chairman Aston stated the Public Hearing would remain open until the item was heard in its entirety.

ACTION: CONTINUED TO OCTOBER 13, 2004

MOTION: Commissioner Trivedi

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

7) ZN-95-04 (16662) NORTH RANCH COURT PUBLIC HEARING

An application submitted by D. R. Horton on behalf of GLK Holding I, LLC, property owner, for reclassification of property from an R-E Ranch Estates District to an R-3 Multifamily Residential District. The property is located at the southeast corner of Goldfield Street and Elkhorn Road. The assessor's parcel number is 124-22-501-003.

The applicant requested ZN-95-04 be continued to October 13, 2004.

Chairman Aston opened the Public Hearing.

Chairman Aston stated the Public Hearing would remain open until the item was heard in its entirety.

ACTION: CONTINUED TO OCTOBER 13, 2004

MOTION: Commissioner Trivedi

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

8) AMP-78-04 (16659) NORTH RANCH COURT PUBLIC HEARING

An application submitted by D. R. Horton on behalf of GLK Holding I, LLC, and the Stanley and Lois Levine Trust, property owners, for an amendment to the Comprehensive Plan, Land Use Element, to expand the current MDR Medium Density Residential by reclassifying the current designations of Community Commercial and M-HDR Medium - High Density Residential to MDR - Medium Density Residential. The property is located at the northeast corner of Goldfield Street and Dorrell Lane and the northeast corner of Goldfield Street and Deer Springs Way. The assessor's parcel numbers are 124-22-501-003 and 124-22-601-004.

The applicant requested AMP-78-04 be continued to October 13, 2004.

Chairman Aston opened the Public Hearing.

Chairman Aston stated the Public Hearing would remain open until the item was heard in its entirety.

ACTION: CONTINUED TO OCTOBER 13, 2004

MOTION: Commissioner Trivedi

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

9) ZN-96-04 (16658) NORTH RANCH COURT PUBLIC HEARING

An application submitted by D.R. Horton on behalf of GLK Holding I, LLC, and the Stanley and Lois Levine Trust, property owners, for reclassification of property from an R-E Ranch Estates District and an R-3, Multifamily Residential District to a PUD, Planned Unit Development District consisting of 192 units. The property is located at the northeast corner of Goldfield Street and Dorrell Lane. The assessor's parcel numbers are 124-22-501-003 and 124-22-601-004.

The applicant requested ZN-96-04 be continued to October 13, 2004.

Chairman Aston opened the Public Hearing.

Chairman Aston stated the Public Hearing would remain open until the item was heard in its entirety.

ACTION: CONTINUED TO OCTOBER 13, 2004

MOTION: Commissioner Trivedi

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

10) VAC-27-04 (16663) NORTH RANCH ESTATES (PUBLIC HEARING)

An application submitted by D. R. Horton, property owner, to vacate the southerly 50 feet of Elkhorn Road between Commerce Street and Goldfield Street; to vacate the westerly 30 feet of Goldfield Street between Elkhorn Road and Dorrell Lane; and to vacate the easterly 10 feet of Commerce Street between Dorrell Lane and Elkhorn Road. The assessor's parcel numbers are 124-22-501-005, 124-22-501-006, 124-22-501-007 and 124-22-501-008.

The applicant requested VAC-27-04 be continued to October 13, 2004

Chairman Aston opened the Public Hearing.

Chairman Aston stated the Public Hearing would remain open until the item was heard in its entirety.

ACTION: CONTINUED TO OCTOBER 13, 2004

MOTION: Commissioner Trivedi

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

11) T-1118 (15975) NORTH RANCH ESTATES

An application submitted by D. R. Horton, property owner, for approval of a tentative map in an R-1 Single-Family Residential District consisting of 189 single family dwellings. The property is located at the northeast corner of Dorrell Lane 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.

The applicant requested T-1118 be continued to October 13, 2004.

ACTION: CONTINUED TO OCTOBER 13, 2004

MOTION: Commissioner Trivedi

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

12) AMP-79-04 (16656) DESERT MOON UNIT 1 (PUBLIC HEARING)

An application submitted by R. L. Homes on behalf of Mau Yen Wong and Dark, LLC, property owners, for an amendment to the Comprehensive Plan, Land Use Element, to change the current designation of LDR Low Density Residential to M-LDR Medium-Low Density Residential. The property is generally located north of Centennial Parkway and approximately 840 feet west of Commerce Street. The assessor's parcel numbers are 124-22-401-003, 124-22-401-005 and 124-22-401-006.

The applicant requested AMP-79-04 be continued to September 22, 2004.

Chairman Aston opened the Public Hearing.

Chairman Aston stated the Public Hearing would remain open until the item was heard in its entirety.

ACTION: CONTINUED TO SEPTEMBER 22, 2004

MOTION: Commissioner Leavitt

SECOND: Vice Chairman Cato

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

13) ZN-97-04 (16550) DESERT MOON UNIT 1 (PUBLIC HEARING)

An application submitted by R. L. Homes on behalf of Mau Yen Wong and Dark, LLC, property owners, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 82 single-family dwellings. The property is generally located north of Centennial Parkway and approximately 840 feet west of Commerce Street. The assessor's parcel numbers are 124-22-401-003, 124-22-401-005 and 124-22-401-006.

The applicant requested ZN-97-04 be continued to September 22, 2004.

Chairman Aston opened the Public Hearing.

Chairman Aston stated the Public Hearing would remain open until the item was heard in its entirety.

ACTION: CONTINUED TO SEPTEMBER 22, 2004

MOTION: Commissioner Leavitt

SECOND: Vice Chairman Cato

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

14) T-1130 (16657) DESERT MOON UNIT 1

An application submitted by R. L. Homes on behalf of Mau Yen Wong and Dark, LLC, property owners, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 82 single-family dwellings. The property is generally located north of Centennial Parkway and approximately 840 feet west of Commerce Street. The assessor's parcel numbers are 124-22-401-003, 124-22-401-005 and 124-22-401-006.

The applicant requested T-1130 be continued to September 22, 2004.

ACTION: CONTINUED TO OCTOBER 13, 2004

MOTION: Commissioner Leavitt

SECOND: Vice Chairman Cato

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

15) AMP-80-04 (16674) ANN/LOSEE (PUBLIC HEARING)

An application submitted by Pardee Homes of Nevada, property owner, for an amendment to the Comprehensive Plan, Land Use Element, to change the current designation of LDR Low Density Residential to MDR Medium Density Residential. The property is located at the northwest corner of Losee Road and Washburn Road. The assessor's parcel numbers are 124-35-602-002, 124-35-602-003 and 124-35-602-004.

Marc Jordan stated Staff recommended this item be approved and forwarded to City Council for final consideration.

Jennifer Lazovich of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, appeared on behalf of the applicant and concurred with Staff's recommendations.

Chairman Aston opened the Public Hearing.

Bob Borgersen, 4751 Possum Berry Lane, North Las Vegas, was pleased that Ann Road would be completed from Lawrence Street to Losee Road.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

16) ZN-98-04 (16675) ANN/LOSEE (PUBLIC HEARING)

An application submitted by Pardee Homes of Nevada, property owner, for reclassification of property from a PUD Planned Unit Development District and an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 513 single-family dwellings. The property is located at the northwest corner of Losee Road and Washburn Road. The assessor's parcel numbers are 124-35-602-002, 124-35-602-003, 124-35-602-004, 124-35-501-014, 124-35-501-016, 124-26-802-004 and 124-26-802-008.

Planning Manager Marc Jordan stated Staff recommended ZN-98-04 be continued indefinitely. If the Planning Commission determined approval was warranted, Staff recommended 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 more than 513 lots be permitted for this development.
3. That the homeowners' association shall maintain all front yard areas, including sidewalks and parkways.
4. That all open space shall be provided in accordance with the Small-Lot Development Design Guidelines (§17.24.215) and the Planned Unit Development District requirements (§17.20.160.B.13), except the development shall not be required to provide a centralized park containing 50% of the required open space. Open space areas shall be clearly defined and approved as part of the Final Development Plan. If necessary, revisions shall be required to satisfy the minimum open space requirements.
5. That the following list be established as the minimum open space and recreational amenities:
 - a. Circuitous lighted paths
 - b. A minimum of 20 24-inch box trees per acre
 - c. At least 6 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface (ref: ASTM Playground Equipment for Public Use, sec. 6.2-6.3), and accompanying shade ramadas with picnic tables and grills; play structures are to be sited in at least five locations
 - d. At least one large open space area for group / organized play
 - e. Approximately 5 large (20' x 20') shade shelters in lieu of the 30' gazebo, lighted
 - f. 5 picnic shelters picnic tables and barbecue grills
 - g. Benches spaced along park pathways
 - h. 3 swimming pools with restroom/cabanas
 - i. One sand volleyball court
 - j. One half-court basketball court
 - k. Dog run
 - l. Horseshoe pits
 - m. Game tables

- n. Bicycle racks
 - o. Pedestrian bridge over channel
 - p. Details of amenities to be provided
6. The public trail system must remain along the west side of the Upper Las Vegas Wash Channel or the applicant shall connect to the existing dedication on the northerly side of this project and provide, as a safety buffer, an additional fifty feet (50') of right-of-way for the public trail system along El Campo Grande Avenue, Lawrence Street and Washburn Road and exit along the west side of the Upper Las Vegas Wash Channel on the southerly end of the project.
 7. Detailed site grading information must be provided in order to determine the necessity of the twelve foot (12') high retaining wall(s) proposed adjacent to the future trail system.
 8. All lots shall comply with the *City of North Las Vegas Municipal Code* section 16.20.02.B which states: "The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or approximately radial if the street is curved."
 9. All Nevada Power Company easements and poles must be shown and shall be fully located within the landscape area. If any poles need to be relocated, it will be at the expense of the developer.
 10. The modified stub street, which features a minimum back of curb radius of 24 feet, 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.
 11. 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.
 12. Sidewalk, with a minimum width of three and a half feet (3.5'), is required on a minimum of one side of all interior, private streets.
 13. The plans shall comply with *City of North Las Vegas Municipal Code* section 17.24.210.E.9 which states: "Sidewalks are required along all streets. Sidewalks along arterial streets with a right-of-way eighty (80) feet or wider must be separated from the back of the street curb by a minimum of five feet, except in bus turn out areas. Meandering curvilinear sidewalks must be placed within the perimeter landscape area outside of the right-of-way." However, in areas where the sidewalk is placed next to the block wall, the width must be increased to six feet. Landscaping would then be required between the sidewalk and the back of street curb.
 14. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.

15. All known geologic hazards shall be shown on the preliminary development plan, 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. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
16. The prospective homeowners shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm.
17. Show the limits of the Federal Emergency Management Agency Special Flood Hazard Area Zone A on the tentative map.
18. Right-of-way dedication is required for the construction of the Upper Las Vegas Wash Regional Flood Control facility.
19. The size and location of any drainage facilities and/or easements shown are contingent upon review and approval of a Technical Drainage Study.
20. Approval of a drainage study is required prior to submittal of the civil improvement plans.
21. 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.
22. The property owner is required to grant roadway easements where public and private streets intersect.
23. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
24. A revocable encroachment permit for landscaping within the public right of way is required.
25. All common elements shall be labeled and are to be maintained by the Home Owners Association.
26. 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. If a conformed tentative map is required, the approved street names shall be shown on the map prior to final signatures.
27. Approval of a traffic study is required prior to submittal of the civil improvement plans.

28. A queuing analysis is required as part of the traffic study if access controls are proposed to be employed.
29. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Ann Road, Losee Road, and Washburn Road.
30. The southern most access on Losee Road shall align with the existing Shadow Creek entrance.
31. Entry locations are subject to review and approval of by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code.
32. The developer is responsible for the acquisition of public utility easements needed for any off-site utilities.
33. Remove the street section thickness from the typical sections. The pavement sections will be determined by the Department of Public Works.
34. 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.
35. That a three (3) foot landscape buffer with a detached three (3) foot sidewalk be provided on one side of the street and a detached three and half (3.5) foot sidewalk be provided on the other side of the street, except at intersection where the sidewalk will be at the back of curb for the access ramp. The parkways will be landscaped in accordance with the ordinance plus two (2) additional 15 gallon trees will be planted within each street scape.
36. That all the open space and amenities shall be installed with each phase of development and the bridge shall be installed with Village 3 or 4, which ever is constructed first.
37. 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.
38. A minimum of two means of Fire Department access shall be provided to the development.
39. Fire access lane width shall be marked in accordance with the Fire Code.
40. Villages 3 and 5:
 - a. That the minimum lot size shall be 4,500 square feet.
 - b. Villages shall comply with all setbacks required in accordance with the Small-Lot Development Design Guidelines.
 - c. The proposed development will have cul-de-sac lots that will side onto the cul-de-sac with an "L" shaped driveway.
41. Villages 1, 2 and 4:

- a. That the minimum lot size shall be 3,335 square feet.
- b. Villages shall comply with all setbacks required in accordance with the Small-Lot Development Design Guidelines.
- c. The proposed development may have cul-de-sac lots that will side onto the cul-de-sac with an "L" shaped driveway.
- d. The applicant may provide all corner lots and entry lots with two-story homes with a minimum corner side setback of 15 feet from the property line for the entire dwelling.

42. Village 6:

- a. That the minimum lot size shall be 2,700 square feet.
- b. Village shall comply with all setbacks required in accordance with the Small-Lot Development Design Guidelines.
- c. The use of plastic, vinyl, Woodguard style or similar materials shall not be permitted as part, or in whole, for the construction of any perimeter walls, end walls, or common area walls within any development. However, plastic, vinyl, Woodguard style or similar materials for fencing may be used on common property lines or as return walls, such fencing shall comply with Section 17.24.210.F.
- d. That the 24-inch box tree required in each yard will be installed where possible. Due to the lot configurations, some trees may be installed in the side yard instead of the front yard.
- e. That the proposed driveway dimensions may be 25 feet wide in the entry and 24.5 feet wide in the top of the "T" as indicated on the drawings submitted with the application.
- f. That the proposed driveways consist of cobblestone, pavers or other decorative materials as depicted on the photos submitted.
- g. The applicant may provide all corner lots and entry lots with two-story homes with a minimum corner side setback of 15 feet from the property line for the entire dwelling.
- h. The applicant is not required, but encouraged to offer floor plans with a porch, balcony or courtyard option.

Jennifer Lazovich of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, Las Vegas, appeared on behalf of the applicant and stated the applicant did not want to continue this item indefinitely as recommended by Staff. She felt it was important for Item Nos. 15, 16 and 17 to go to City Council at the same time.

Chairman Aston opened the Public Hearing.

Bob Borgersen, 4751 Possum Berry Lane, North Las Vegas, had concerns about the width of the sidewalks.

Commissioner Aston closed the Public Hearing.

Commissioner Steve Brown asked the applicant if they agreed with Staff's conditions. Jennifer Lazovich responded they had worked with Staff on some revised conditions and specifically those relating to the sidewalks, although the applicant still wanted three (3) foot sidewalks on each side of the street.

ACTION: APPROVED AS AMENDED; CONDITIONS 41d, 41g and 42h DELETED

MOTION: Commissioner Stone

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, and Brown

NAYS: Commissioner Trivedi

ABSTAIN: None

17) VAC-28-04 (16681) ANN/LOSEE (PUBLIC HEARING)

An application submitted by Pardee Homes of Nevada, property owner, to vacate approximately 5 feet of the easterly right-of-way of Lawrence Street between El Campo Grande Avenue and Hammer Lane; to vacate approximately 20 feet of right-of-way within the drainage channel commencing approximately 686 feet east of Lawrence Street between El Campo Grande Avenue and Hammer Lane; to vacate 30 feet of the Hammer Lane right-of-way between Collate Street and Losee Road; to vacate approximately 5 feet of the westerly utility easement of Losee Road commencing at El Campo Grande Avenue and proceeding south approximately 232 Feet; to vacate approximately 5 feet of the westerly utility easement of Losee Road commencing approximately 450 feet south of Ann Road and proceeding south to Washburn Road; and to vacate 5 feet of the northerly and southerly public utility easements on Ann Road commencing at Lawrence Street and proceeding east approximately 1,500 feet; to vacate approximately 5 feet of the northerly right-of-way of Washburn Road between Lawrence Street and Losee Road; to vacate approximately 5 feet of the easterly right-of-way of Lawrence Street commencing at Washburn Road and proceeding north approximately 596 Feet. The assessor's parcel numbers Are 124-35-601-002, 124-35-602-003, 124-35-602-004, 124-35-501-014, 124-35-501-016, 124-26-802-004 and 124-26-802-008.

Planning Manager Marc Jordan indicated Staff recommended an indefinite continuance of the item to allow the applicant to amend their application. Staff supported only the approval of the Hammer Lane right-of-way portion of the vacation.

Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas, NV 89109, represented the applicant. Ms. Lazovich asked to present the entire application at once, which included items 15 and 16. She stated Pardee was concerned about amenities in the communities they built. She explained they proposed to take the trail off the drainage channel and out on Lawrence Street because they didn't believe it would be inviting to have the trail next to a 50 foot wide concrete channel with the type of transition zone that would be required from their development to the trail.

Comprehensive Planner Misty Haehn described the regional trail system and the process through which it had gone for approval. She stated the City owned the land to build the trail as designed and she urged the Commissioners to deny the application. Planning Manager Jordan stated Centex Homes had sent a letter in support of this vacation, but indicated that they would not be willing to have a trail returning to the channel built on their site. Planning Manager Jordan said the trail would lose connectivity and this would be a precedent setting situation.

Chairman Aston opened the Public Hearing.

Bob Borgersen, 4751 Possum Berry Lane, North Las Vegas, NV 89031, commented the completion of Ann Road was a positive thing, but he believed there were too many projects such as this on the east side.

Chairman Aston closed the Public Hearing.

Planning and Zoning Director Jory Stewart stated locating the trail in the drainage channel was important because it would be uninterrupted by driveways or streets. Commissioner Shull asked if the Southern Nevada Regional Planning Coalition map would need to be amended before the City

could make a change. Comprehensive Planner Haehn believed the map would need to be amended but no other entity had attempted to change the location of a trail. Substantial changes would require the City's application to be resubmitted.

ACTION: DENIED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, and Brown

NAYS: Commissioner Trivedi

ABSTAIN: None

18) T-1131 (16682) ANN/LOSEE

An application submitted by Pardee Homes of Nevada, property owner, for approval of a tentative map in a PUD Planned Unit Development District and an R-E Ranch Estates District (proposed PUD Planned Unit Development District) consisting of 513 single-family dwellings. The property is located at the northwest corner of Losee Road and Washburn Road. The assessor's parcel numbers are 124-35-602-002, 124-35-602-003, 124-35-602-004, 124-35-501-014, 124-35-501-016, 124-26-802-004 and 124-26-802-008.

Planning Manager Marc Jordan stated Staff recommended continuing this item indefinitely to allow the applicant time to address issues of concern to Staff. If the applicant was not willing to continue the item, Staff recommended denial.

Jennifer Lazovich of Kummer, Kaempfer, Bonner and Renshaw, 3800 Howard Hughes Parkway Las Vegas, NV 89109 represented the applicant. Ms. Lazovich agreed to accept the indefinite continuance as long as the applicant did not have to reapply. Planning Manager Jordan explained that if the application were continued, the tentative map would be amended, and the applicant would not have to reapply. Ms. Lazovich agreed to the continuance.

ACTION: CONTINUED INDEFINITELY

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

The meeting was recessed at 8:55 p.m.

The meeting reconvened at 9:10 p.m.

19) AMP-81-04 (16673) ANN/CLAYTON (PUBLIC HEARING)

An application submitted by KB Home Nevada, Inc. on behalf of Mary Bartsas 10, LLC, property owner, for an amendment to the Comprehensive Plan, Land Use Element, to change the current designation of Office Commercial to LDR Low Density Residential. The property is located at the southwest corner of Roaring Surf Drive and Ann Road. The assessor's parcel number is 124-33-101-005.

Planning Manager Marc Jordan stated Staff recommended approval of this Amendment to the Comprehensive Plan and the rezoning request.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, NV 89109, represented the applicant and concurred with Staff's recommendation.

Commissioner Jay Aston opened the Public Hearing.

Dave Hook, 1626 Paradise Reef Avenue, North Las Vegas, NV 89031, stated he preferred one-story houses instead of two-story. He was also concerned about the drought situation and the traffic the new homes would bring. He felt the property would have been a prime site for a medical facility.

Commissioner Aston closed the Public Hearing.

Mr. Gronauer stated that because of the amount of residential built in the area, it was no longer feasible for this parcel to be zoned commercial.

Commissioner Stone stated the applicant had to conform to the single-family design guidelines which allowed for two-story homes.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

20) ZN-99-04 (16672) ANN/CLAYTON (PUBLIC HEARING)

An application submitted by KB Home Nevada, Inc. on behalf of Mary Bartsas 10, LLC, property owner, for reclassification of property from an O-L Open Land District to an R-1 Single-Family Residential District. The property is located at the southwest corner of Roaring Surf Drive and Ann Road. The assessor's parcel number is 124-33-101-005.

Planning Manager Marc Jordan stated Staff recommended approval of this application.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and concurred with Staff's recommendations.

Chairman Aston opened the Public Hearing.

Dave Hook, 1626 Paradise Reef Avenue, North Las Vegas, NV 89031, stated he preferred one-story houses instead of two-story. He was also concerned about the drought situation and the traffic the new homes would bring. He felt the property would have been a prime site for a medical facility.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

21) ZN-49-03 (16666) LA MADRE SQUARE (PUBLIC HEARING)

An application submitted by D. R. Horton Inc., property owner, for an amendment to a previously approved PUD, Planned Unit Development District consisting of 125 duplex units. The property is located at the northwest corner of La Madre Way and Camino Al Norte. The assessor's parcel number is 124-33-702-001.

Planner Vicki Adams stated the previously approved Planned Unit Development had conditions of approval that stated the development must comply with all applicable codes and ordinances unless expressly authorized through a variance or other approved method. A permit application was received and reviewed for the project and one of the models submitted had only 1000 square feet instead of the minimum of 1200. The applicant submitted an application to amend the Planned Unit Development plan to allow for the 1000 square foot model. Staff did not support the amendment and stated the neighbors had concerns about the size. Staff recommended denial of the application, however, if the Planning Commission determined that approval was warranted, Staff recommended amending Condition 12a as follows:

12. That this development be in compliance with the Single-Family Development Standards and Design Guidelines with the following exception:
 - a. That 25% of the development may contain dwellings a minimum of 1,000 square feet of living space.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented DR Horton. Mr. Gronauer stated they had several meetings with the neighbors and the applicant agreed to change the application from triplex to single-story duplexes. The product shown to the neighbors contained a 1000 square foot floor plan.

Chairman Aston opened the Public Hearing.

Joe Lucia, 1228 Hickory Grove Circle, North Las Vegas, NV 89031, stated he would like a decision to be made regarding the application. He stated one of the biggest concerns of the neighbors was traffic and he had not seen the traffic study.

Chairman Aston stated the study was not a part of the Planning Commission review and asked Engineering Associate Kevin Futch of Transportation Services to explain the process. Engineering Associate Futch stated developers were required to submit a Traffic Impact Analysis to address the impact on adjacent roadways before their civil improvements were approved. Transportation looked at the developers' proposal and mitigated problems.

Chairman Aston closed the Public Hearing.

Mr Gronauer believed the traffic study had been submitted. He stated he would share the traffic information with Mr Lucia and the neighbors when it was available.

Commissioner Shull stated he would like one third of the units to be 1000 square feet.

Commissioner Stone asked for a definition of "multi-family" and Planning Manager Jordan responded that three or more units attached by a common wall were considered multi-family. Commissioner Stone suggested the definition should be changed to include duplexes.

ACTION: APPROVED AS AMENDED; CONDITION NO. 12a AMENDED TO REFLECT 33% OF THE HOMES COULD BE 1000 SQUARE FEET.

MOTION: Commissioner Shull

SECOND: Commissioner Stone

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

22) ZN-05-04 (16692) RUNVEE HOBART (PUBLIC HEARING)

An application submitted by Centex Homes, property owner, for an amendment to a previously approved PUD Planned Unit Development district consisting of 393 small lot single-family dwelling units. The property is located at the southeast corner of Pecos Road and Ann Road. The assessor's parcel number is 123-31-101-001.

Planner Vicki Adams stated this item was originally approved by the City Council on February 18, 2004. However, since then the applicant has submitted numerous revisions to the tentative map, and had worked with Staff to create a more coherent and quality design. The applicant requested approval of a 393 lot single-family residential tentative map, with an overall density of 4.7 dwelling units to the acre. The application included several waiver requests and proposed an elementary school at the northeast corner of the site. The proposed school site would remove 10.2 acres from the residential component of the site and the preliminary development plan would not meet the minimum 80-acre requirement needed for the small lot development standards. Additionally, the open space requirements had not been met. Staff recommended the preliminary development plan be denied.

If the Planning Commission felt approval was warranted, the following conditions were recommended:

1. A drainage easement of sufficient width for maintenance purposes, to be determined in the approved technical drainage study, shall be provided for the proposed arch culvert.
2. Approval of a drainage study is required prior to submittal of the civil improvement plan.
3. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. All local facilities and street centerline grades must be constructed in conformance with the *City of North Las Vegas' North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
5. An acceptable phasing plan shall be submitted to the Department of Public Works prior to submittal of the civil improvement plans.
6. "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.
7. All residential lots created shall have direct access to and abut a public or private street meeting the minimum widths set forth in the *City of North Las Vegas Municipal Code*.
8. The proposed private cul-de-sacs within the cluster development shall meet or exceed the minimum dimensions set forth in *City of North Las Vegas Municipal Code* section 17.24.215.1.6.

9. 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.
10. Sidewalk is required on a minimum of one side of all interior, private streets.
11. All residential driveway geometrics, outside of the cluster cul-de-sacs, shall be in compliance with *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
12. 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.
13. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
14. Access locations are subject to review and approval of the City of North Las Vegas traffic engineer.
15. Provide a minimum right-of-way width of 80 feet for 300 feet along Ann Road (Carla Ann Road) east of Pecos Road tapering at 35:1 to a right-of-way width of 60 feet.
16. Along Ann Road (Carla Ann Road) two travel lanes in each direction shall be provided for a distance of three hundred feet (300') east of Pecos Road.
17. 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. Ann Road (Carla Ann Road)
 - b. Walnut Road
 - c. Pecos Road
18. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Ann Road and Pecos Road frontages.
19. Gated accesses will not be permitted without the support of a queuing analysis which demonstrates adequate on-site storage and lane widths.
20. All Nevada Power Company easements and poles must be shown and shall be located within the landscape area.
21. The property owner is required to grant roadway easements where public and private streets intersect.

22. A revocable encroachment permit for landscaping within the public right of way is required.
23. 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*.
24. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
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.
27. Lot 306 and the adjacent common element shall be revised to accommodate the roundabout.
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. 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*.
30. That the maximum number of dwelling units permitted within the development be 393.
31. Unless expressly authorized through a variance, waiver or another approved method, the development shall comply with all applicable codes and ordinances.
32. That all conditions mentioned herein be satisfied prior to recording any final map.
33. That the following setbacks apply:
 - a. Front (measured from the end of the parkway easement): Fifteen (15) feet, provided all garages maintain an 18-foot front setback.
 - b. Interior side: Five (5) feet.
 - c. Corner side: Ten (10) feet.
 - d. Rear yard: Fifteen (15) feet.
34. That the perimeter walls be owned and maintained by the homeowners' association.
35. That corner side yard landscaping be maintained by the homeowners' association.
36. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
37. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any perimeter, end, or common area walls / fences within this development.

38. That the developer meet jointly with the Departments of Parks and Recreation; Public Works; and Planning and Zoning to discuss amenities, connections throughout the linear park and usability of the proposed open space areas prior to submitting a final development plan.
39. A final development plan shall be required for Planning Commission review and approval. The final development plan shall provide details of the park areas showing landscaping, amenities, and pedestrian connections.
40. The final map shall comply with the approved final development plan.
41. 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.
42. Measures to achieve a noise level reduction, outdoor-to-indoor, of 25 decibels must be incorporated into the design and construction.
43. The following minimum amenities are required by the Parks and Recreation Department:
 - a. Circuitous lighted paths
 - b. A minimum of 20 24-inch box trees per acre
 - c. At least two differing age appropriate play structures clusters for children with EPDM resilient fall protection over a non-porous surface (ref: ASTM Playground Equipment for Public Use, sec. 6.2-6.3), and accompanying shade ramadas. Clusters to be located in two different areas.
 - d. At least one large open space area for group/organized play
 - e. One 30' gazebo, lighted
 - f. Seven picnic shelters, picnic tables and barbecue grills
 - g. 21 Benches spaced along park pathways
 - h. Bicycle racks
 - i. Water play feature
 - j. Other amenities that may be needed to serve large populations
 - k. Details of amenities to be provided

Chairman Jay Aston stated he was employed by a company which was involved with a letter of intent on this property but it did not affect any of the items on the agenda. Senior Deputy City Attorney Jim Lewis responded if Chairman Aston believed this would not affect his judgment, the disclosure was adequate.

Howard Harris, 3606 North Rancho, Las Vegas, represented Centex Homes and stated the applicant made minor modifications in the Planned Unit Development approval by moving the school location. Mr. Harris explained the school had been moved to a location preferred by the Clark County School District. Mr. Harris requested Item Nos 22, 23, 48, 49, 50 and 51 be discussed in order since they were all Centex projects.

John Tulley, KDG Architects, 17992 Mitchell South, Irvine CA, explained the approximately 400 acre project contained seven or eight product lines which would accommodate different life-styles. This parcel would be less than 80 acres and fell under the small lot standards adopted by the City of North Las Vegas.

Bob Stone, Nuvus, 3151 Elway Avenue, Costa Mesa, CA, described the landscape theme, open space character and amenities. The project contained parks with shade structures, waterplay structures, tot lots and barbecues.

Dean Rasmussen, 7351 Prairie Falcon Road, Las Vegas, commented that Staff indicated one of the reasons they were seeking a continuance was the school located in the Planned Unit Development. He explained Centex had done everything they could to accommodate the school district. Mr. Rasmussen thought the language in Condition Number 27 was an old condition from another layout. Mr. Rasmussen asked that Condition Number 35 be amended to read: The homeowner shall maintain his corner lot landscaping.

Carol Bailey, Clark County School District, 4212 Eucalyptus Avenue, Las Vegas, stated the school had been moved several times in an attempt to accommodate both Staff and the School District. She said the schools were better received in higher density development and starter homes and they stayed away from the gated communities.

Chairman Aston opened the Public Hearing. There were no participants.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED AS AMENDED; CONDITION 35 AMENDED TO READ AS FOLLOWS:
THAT CORNER SIDE YARD LANDSCAPING BE MAINTAINED BY THE
HOMEOWNER.

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi
and Brown

NAYS: None

ABSTAIN: None

23) ZN-06-04 (16688) RUNVEE HOBART (PUBLIC HEARING)

An application submitted by Centex Homes, property owner, for an amendment to a previously approved PUD Planned Unit Development district consisting of 1525 single-family lots. The property is located at the northeast corner of Pecos Road and Ann Road. The assessor's parcel number is 123-30-301-001.

Planner Vicki Adams stated moving the school to this site allowed ZN-05-04 to meet the minimum acres required for small lot development. Staff recommended approved with the following conditions:

1. The engineer shall seal and sign this map in accordance with Nevada Administrative Code (NAC) section 625.611.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. 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.
5. 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 associated with Parcel 3A and/or 3B, 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.
6. All local facilities and street centerline grades must be constructed in conformance with the *City of North Las Vegas' North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
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. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
9. 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.

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. 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. Approval of a master transportation study/plan with modeling of 20 year projections is required prior to submittal of the civil improvement plans.
31. The developer will be required to dedicate right of way in accordance with Clark County Area Uniform Standard Drawing numbers 201.1 and 245.1 to form flared intersections at Ann Road/Pecos Road, and Tropical Parkway/Pecos Road, and Walnut Road/Tropical Parkway.
32. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Pecos Road, Ann/Walnut interconnect, and Tropical Parkway frontages.
33. Access locations are subject to review and approval of the City of North Las Vegas traffic engineer.
34. Dedication of additional right of way is required for flared intersections, CAT bus turnouts, and a future bridge over the UPRR right of way.
35. Dedication of right of way for the flood control facilities is required per the Las Vegas Valley Flood Control Master Plan and as required by an approved drainage study.
36. 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*.
37. That the maximum number of dwelling units permitted within the development be 1525.
38. Unless expressly authorized through a variance, waiver or another approved method, the development shall comply with all applicable codes and ordinances.

39. The development shall comply with the single-family design standards and the Planned Unit Development requirements.
40. That all conditions mentioned herein be satisfied prior to recording any final map.
41. That the following setbacks apply:
 - a. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
 - b. Interior side: Five (5) feet.
 - c. Corner side: Ten (10) feet.
 - d. Rear yard: Fifteen (15) feet.
42. That the perimeter walls be owned and maintained by the homeowners' association.
43. That corner side yard landscaping be maintained by the homeowners' association.
44. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
45. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any perimeter, end, or common area walls / fences within this development.
46. A final development plan, phased or in total, shall be required for Planning Commission review and approval. The final development plan shall provide details of the park areas showing landscaping, amenities, and pedestrian connections.
47. The final map shall comply with the approved final development plan.
48. 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.
49. Measures to achieve a noise level reduction, outdoor-to-indoor, of 25 decibels must be incorporated into the design and construction.
50. The following minimum amenities are required by the Parks and Recreation Department:
 - a. Circuitous lighted paths with exercise stations
 - b. A minimum of 20 24-inch box trees per acre
 - c. At least one large open space area for group / organized play
 - d. One large group shade area / gazebo (30' diameter), lighted
 - e. Picnic tables and barbecue grills
 - f. Benches spaced along park pathways
 - g. Public building
 - h. 2 swimming pools
 - i. 2 tennis courts
 - j. Horseshoe courts
 - k. Shuffleboard courts

- l. Putting green
- m. Lawn bowling area
- n. Game tables
- o. Pet park
- p. Details of amenities to be provided

Dean Rasmussen, 7351 Prairie Falcon Road, Las Vegas, asked that the word “construct” be removed from Condition Number 13, and that Condition Number 31 be deleted because it seemed to be redundant with Conditions Number 9 and Number 10. He also asked that Condition Number 40 be deleted and Condition Number 43 amended to say the homeowner shall maintain his own corner landscaping.

Chairman Jay Aston opened the Public Hearing. There were no participants.

Chairman Aston closed the Public Hearing.

Commissioner Stone commented that the Condition No. 40 was ominous and he preferred to have it deleted.

ACTION: APPROVED AS AMENDED:

CONDITION 31 AMENDED AS FOLLOWS: THE DEVELOPER WILL BE REQUIRED TO DEDICATE RIGHT-OF-WAY IN ACCORDANCE WITH CLARK COUNTY AREA UNIFORM STANDARD DRAWING NUMBERS 201.1 AND 245.1 TO FORM FLARED INTERSECTIONS AT ANN ROAD/PECOS ROAD, AND TROPICAL PARKWAY/PECOS ROAD, AND WALNUT ROAD/TROPICAL PARKWAY OR AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

CONDITION NO. 40 DELETED

CONDITION NO. 43 AMENDED AS FOLLOWS: THAT CORNER SIDE YARD LANDSCAPING BE MAINTAINED BY THE HOMEOWNER.

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

Item number 48 was heard next.

24) ZN-84-04 (16268) CRAIG & SIMMONS WEST (SITE 2) (PUBLIC HEARING)

An application submitted by Celebrate Homes on behalf of the Roman Catholic Las Vegas Church, property owner, for reclassification of property from a C-1 Neighborhood Commercial District to a

PUD Planned Unit Development District consisting of 57 multifamily dwellings. The property is generally located west of Simmons Street and approximately 570 feet north of Craig Road. The assessor's parcel number is 139-05-203-001.

Commissioner Shull stated he would abstain from the vote on this item due to a business interest.

The applicant requested ZN-84-04 be continued to October 13, 2004.

Chairman Aston opened the Public Hearing. The following participant came forward.

Penny Martino-Hagel, 4536 Rolls Royce Road, North Las Vegas, spoke on behalf of her neighbors and stated they were opposed to this project. She expressed her concern that a member of the Commission was the general contractor for the project. Ms. Martino-Hagel stated her comments also applied to Item 43.

Chairman Aston stated the Public Hearing would remain open until the item was heard in its entirety.

Commissioner Stone explained if one of the Planning Commissioners had a conflict of interest, they abstained from the vote on an item.

ACTION: CONTINUED TO OCTOBER 13, 2004

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: Commissioner Shull

25) ZN-94-04 (16591) SUN CITY ALIANTE UNIT 5 (PUBLIC HEARING)

An application submitted by North Valley Enterprises, LLC, property owner, for reclassification of property from an MPC Master Planned Community District to an R-1 MPC Single-Family Residential Master Planned Community District. The property is generally located at the southeast corner of Lintwhite Street and Fruit Dove street. The assessor's parcel number is 124-17-312-002.

Planning Manager Marc Jordan stated the application was in compliance with the Development Agreement between Aliante and the City. Staff recommended approval.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and stated he concurred with Staff's recommendations.

Chairman Jay Aston opened the Public Hearing.

Carol Maderas, 3305 Flyway Court, North Las Vegas, stated she appeared on behalf of the homeowners who owned property across from the proposed site. The homeowners were distressed because when they purchased their properties, representatives showed them the plans for the property in question. They were not aware that those plans could change.

Chairman Aston closed the Public Hearing.

Mr. Gronauer commented the Aliante Master Plan involved a very long and detailed process. Mr. Gronauer offered to take the names and numbers of the homeowners and have an Aliante representative work with them.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

26) T-1129 (16595) SUN CITY ALIANTE UNIT 5

An application submitted by North Valley Enterprises, LLC, property owner, for approval of a tentative map in an MPC Master Planned Community District (proposed R-1 MPC Single-Family Residential Master Planned Community District) consisting of 25 single-family dwellings. The property is generally located at the southeast corner of Lintwhite Street and Fruit Dove Street. The assessor's parcel number is 124-17-312-002.

Planning Manager Marc Jordan stated the application was in conformance with the Development Agreement. Staff stated an easement should be placed on Lot 86 for the corner, side lot landscaping and Staff recommended approval with the following conditions:

1. Approval of a drainage study that conforms to the overall conceptual study is required.
2. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
3. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
4. All common elements shall be labeled and are to be maintained by the Home Owners Association.
5. That the required "landscape/sidewalk zone" as specified in the North Valley Development Agreement shall be shown on the final map and proof of a maintenance mechanism be demonstrated to the City prior to recordation of the final map.
6. Unless expressly authorized through a variance, waiver or another approved method; the development shall comply with all applicable codes, ordinances, and design standards.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and accepted all of Staff's recommendations.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Trivedi

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

27) UN-01-04 (16667) ANN & LOSEE (PUBLIC HEARING)

An application submitted by Resort Gaming Group on behalf of American Pacific Losee Ann Company, property owner, for an extension of time to a use permit in a PUD Planned Unit Development District to allow the "on sale" of alcoholic beverages in conjunction with a restaurant/bar/tavern. The property is located at the northwest corner of Ann Road and Losee Road. The assessor's parcel number is 124-26-802-009.

Planning Manager Marc Jordan stated Staff had no objection to this item. Staff recommended approval with the following conditions.

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

13. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
14. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
15. The North arrow should face upward or to the left.
16. The plans should show the limits of the Federal Emergency Management Agency designated Special Flood Hazard Area.
17. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan* or as otherwise approved by the Director of Public Works or his designee.
18. Approval of a traffic study is required prior to submittal of the civil improvement plans.
19. Dedication of additional right of way is required for a flared intersection at Losee Road and Ann Road per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
20. Dedication of right of way is required for bus turn-outs along the project's Losee Road and Ann Road frontages.
21. The amount of driveways and their locations are subject to review and approval of the City of North Las Vegas traffic engineer.
22. Median islands are required along Ann Road and Losee Road frontages. Median openings to be a minimum of 660 feet apart.
23. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Losee Road and Ann Road.
24. Plans are required to show street widths.
25. The property owner is required to grant a roadway easement for commercial driveway(s) prior to approval of the civil improvement plans.
26. Parcel maps 893, 905 and 906 in process will convey required right of way and must record prior to any permit issuance.
27. A revocable encroachment permit for the landscaping in the public right of way is required prior to approval of the civil improvement plans.
28. The property owner is required to grant a pedestrian access easement for sidewalk within any common element prior to approval of the civil improvement plans.

29. The property owner is required to sign a restrictive covenant for utilities prior to civil improvement plan approval.
30. Plans are required to show the 20 foot public utility easement for the existing water line in the "old" Ann Road alignment per document 971015:00755 order of vacation.
31. Fire access lane turning radii shall be designed and installed in accordance with the Fire Code.
32. Tenant improvements for the bar shall include a room of approximately 300 square feet that could be separated from the rest of the facility, either temporarily or permanently, through the use of architecturally integrated partitions or other method as approved by staff, to accommodate a private or semi-private function and then function as part of the regular dining area when not used for special functions.
33. The extension of time for UN-01-04 shall expire on February 25, 2005.

Susan Johnston, 1711 Whitney Mesa Drive, Suite 110, Henderson, represented the applicant, stated she accepted all of Staff's conditions.

Chairman Aston opened the Public Hearing. There were no participants.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice Chairman Cato

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

28) UN-95-04 (15723) THE CLOUD COMMERCIAL CENTER (PUBLIC HEARING)

An application submitted by Mike and Jeannette del Fante on behalf of Cloud 2000 Ins. Trust, property owner, for a use permit in a M-2 General Industrial District to allow a convenience food restaurant with drive-through. The property is generally located east of Losee Road and approximately 180 feet south of Colton Avenue. The assessor's parcel number is 139-11-801-006.

Planning Manager Marc Jordan stated Staff had no objections 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 development shall comply with all of the Industrial Design Standards and Design Guidelines, including, but not limited to, the following:
 - a. Landscaping shall be provided along the south facade of the convenience food restaurant between the building and the drive aisle.
 - b. The facades of the convenience food restaurant shall include additional architectural details and/or window awnings to create visual interest.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. 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.
5. Actual driveway locations are subject to review and approval by the City Traffic Engineer and must meet City of North Las Vegas standards for design and separation.
6. The property owner is required to grant a roadway easement for commercial driveway(s).
7. The property owner is required to sign a restrictive covenant for utilities.
8. Approval of a traffic study, including queuing analysis for the proposed drive-thru, 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 Losee Road.
10. All Nevada Power Company easements and poles must be shown and fully located within the landscape area. If any poles need to be relocated, it will be at the expense of the developer.

Mike Del Fante, represented the applicant and asked to have Condition No. 2a deleted. He believed trucks would not be able to make the turn without damaging landscaping and sprinklers. The applicant wanted to keep all sprinklers four feet or more from the building to avoid damaging

the foundation. Planning Manager Jordan stated the map submitted by the applicant showed a radius turn and the landscaping was located outside that radius. Staff recommended Condition 2a remain.

Chairman Aston opened the Public Hearing. There were no participants.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

29) SPR-42-04 (16668) THE CLOUD COMMERCIAL CENTER

An application submitted by Cloud 2000 Insurance Trust, property owner, for a site plan review in an M-2 General Industrial district to allow four (4) feet of landscaping where six (6) feet is required; to allow four (4) foot sidewalks where five (5) foot sidewalks are required; and to allow 15 feet of perimeter landscaping where 20 feet is required. The property is generally located east of Losee Road and approximately 180 feet south of Colton Avenue. The assessor's parcel number is 139-11-801-006.

Planning Manager Marc Jordan stated Staff recommended approval of the application 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 development shall be in full compliance with the Industrial Design Standards and Design Guidelines, with the following exceptions:
 - a. Fifteen (15) feet of perimeter landscaping shall be provided along Losee Road where twenty (20) feet is required.
 - b. Four (4) feet of foundation landscaping shall be installed where six (six) feet is required. Above ground landscape planters shall be transposed with the sidewalk.
 - c. Four (4) foot sidewalks shall be installed along the front facades of each building where a minimum width of five (5) feet is required. However, wherever feasible, the minimum width of five (5) feet shall be provided.
 - d. Additional landscaping shall be provided along the south facade of the fast food restaurant between the building and the drive aisle.
 - e. The facades of the fast food restaurant shall include additional architectural details and/or window awnings to create visual interest.
3. Parking areas adjacent to Losee Road shall be screened by decorative walls or landscaped berms with a minimum height of 3'6" above the finished grade at the rear of the setback area.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. 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.
6. Actual driveway locations are subject to review and approval by the City Traffic Engineer and must meet City of North Las Vegas standards for design and separation.
7. The property owner is required to grant a roadway easement for commercial driveway(s).
8. The property owner is required to sign a restrictive covenant for utilities.
9. Approval of a traffic study, including queuing analysis for the proposed drive-thru, 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 Losee Road.
11. All Nevada Power Company easements and poles must be shown and fully located within the landscape area. If any poles need to be relocated, it will be at the expense of the developer.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

30) UN-124-04 (16649) LAS VEGAS FOUR SQUARE CHURCH (PUBLIC HEARING)

An application submitted by Las Vegas Four Square Church, on behalf of the Boyer 1992 Irrevocable Trust, property owner, for a use permit in an R-E Ranch Estates District to allow a three-phase church facility. The property is located at the southwest corner of Donna Street and Washburn Road. The assessor's parcel numbers are 124-35-302-001, 124-35-302-002 and 124-35-301-003.

Planning Manager Marc Jordan stated Staff was working with the applicant on the next phases of this application. Staff recommended approval of this phase subject to the following conditions:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. The development shall comply with the Commercial Development Standards and Design Guidelines, with the following exception:
 - a. Steel roofing may be used but must be painted and maintained to complement the exterior of the building.
3. A minimum of 119 parking spaces shall be provided for Phase I of the development. All areas used for parking shall be paved in accordance with the Zoning Ordinance.
4. A minimum side yard setback of fifty (50) feet shall be provided adjacent to the western property line.
5. Approval of a traffic study is required prior to submittal of the civil improvement plans if schooling is proposed during the weekdays.
6. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Washburn Road frontage.
7. Driveway locations are subject to review and approval of by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code.
8. A Merger and Resubdivision parcel map shall be filed. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
9. 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. Washburn Road
 - b. Donna Street
10. The property owner is required to grant a pedestrian access easement for sidewalk within any common element or landscape area adjacent to the right-of-way.
11. A revocable encroachment permit for landscaping within the public right of way is required.

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. The property owner is required to sign a restrictive covenant for utilities.
15. All Nevada Power Company easements and poles must be shown and shall be fully located within the landscape area. If any poles need to be relocated, it will be at the expense of the developer.
16. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
17. Approval of a drainage study is required prior to submittal of the civil improvement plans.
18. 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.

Chip Green, Foursquare Church, Las Vegas, represented the applicant and concurred with Staff's recommendations.

Chairman Aston opened the Public Hearing. There were no participants.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Trivedi and Brown

NAYS: Commissioner Stone

ABSTAIN: None

31) VAC-29-04 (16599) NAVARRO-MELENDZ (PUBLIC HEARING)

An application submitted by Gabriela Melendez, property owner, to vacate approximately 10 feet of the easterly right-of-way of Allen Lane commencing at Red Coach Avenue and proceeding north approximately 122 feet. The assessor's parcel number is 139-05-103-005.

Planner Vicki Adams stated Staff requested deletion of Condition No. 1, which was the only condition, and recommended approval of the application.

Gabriela Melendez, the applicant stated she agreed with Staff's recommendations.

Chairman Aston opened the Public Hearing. There were no participants.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED AS AMENDED; DELETE CONDITION NO. 1

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

32) VN-26-04 (16647) CREEKSIDE BUSINESS PARK (PUBLIC HEARING)

An application submitted by Panattoni Development Company on behalf of Losee Road Investors, LLC, property owner, for a variance in an M-2 General Industrial district to allow a 65 foot setback from a residential zone boundary where 75 feet is required. The property is located at the southeast corner of Washburn Road and Losee Road. The assessor's parcel number is 124-36-301-001.

Planner Vicki Adams stated Staff recommended approval with the following conditions:

1. That unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. That a minimum 65-foot residential zone boundary setback shall be provided along the south property line.

Bruce Byrd, 4300 Flossmoor Street, Las Vegas, NV 89115, represented Panattoni Development, and had no comment.

Chairman Aston opened the Public Hearing. There were no participants.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

33) SPR-41-04 (16646) CREEKSIDE BUSINESS PARK

An application submitted by Panattoni Development Company on behalf of Losee Road Investors, LLC, property owner, for a site plan review in an M-2 General Industrial District to allow 94,253 square foot industrial development. The property is located at the southeast corner of Washburn Road and Losee Road. The assessor's parcel number is 124-36-301-001.

Planner Vicki Adams stated the applicant requested a waiver of the landscape buffer area from the 20 foot requirement to ten feet due to the widening of Losee Road. The Department of Public Works requested a continuance of this item to review a more detailed site plan.

Bruce Byrd, 4300 Flossmoor Street, Las Vegas, NV 89115, represented Panattoni Development, and agreed with Staff's recommendation to continue the item to September 22, 2004.

ACTION: CONTINUED TO SEPTEMBER 22, 2004

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

34) ZOA-09-04 (16630) NELSON RANCH (PUBLIC HEARING)

An ordinance amendment initiated by Centex Homes dba Real Homes, to amend Title 17 (Zoning Ordinance) Section 17.24.140 of the North Las Vegas Municipal Code to allow for a minimum 2 (two) garage spaces that total at least 400 square feet, configured in a variety of ways per single-family/two family dwelling and providing for other matters properly related thereto.

Planner Vicki Adams stated the applicant requested this amendment to allow multiple garage configurations. Staff supported the application with the following language:

“Single-family residential dwellings shall have a minimum of 2 garage spaces that total at least 400 square feet. Garages may be configured in a variety of ways, including:

Standard Configuration

A standard garage configuration shall have minimum dimensions of 20'X20' of unobstructed space to a height of six and one-half feet, except for two-foot protrusions into this space by utility systems and storage units.

Split Garages or Offset Garages

Split Garages or Offset Garages in which each individual space has a minimum inside clear dimension of 10'X20' are allowed, as long as at least two such spaces are provided per residence, and the total garage square footage is a minimum of 400 square feet. Such spaces shall have an unobstructed space to a height of six and one-half feet.

John Tulley, KDG Architects, 17992 Mitchell South, Irvine CA, represented the applicant and agreed with Staff's recommendation, except the elimination of the two-foot protrusion. He requested at least one of the garages be allowed to have that protrusion.

Chairman Aston opened the Public Hearing. There were no participants.

Chairman Aston closed the Public Hearing.

Planner Adams stated Staff did not believe the two-foot protrusion adequately allowed a vehicle to be parked. Commissioner Stone verified the minimum size for a parking stall was 9' X 18' and he believed that would be adequate in the garage also. Commissioner Shull concurred.

ACTION: APPROVED AS AMENDED; ONE OF THE GARAGES BE ALLOWED TO HAVE A TWO-FOOT PROTRUSION

MOTION: Commissioner Shull

SECOND: Commissioner Stone

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Stone, Shull, Trivedi and Brown

NAYS: Commissioner Leavitt

ABSTAIN: None

35) ZOA-10-04 (16643) NELSON RANCH (PUBLIC HEARING) AN ORDINANCE AMENDMENT INITIATED BY CENTEX HOMES DBA REAL HOMES

To amend Title 17 (Zoning Ordinance) Section 17.24.130(e.) of the North Las Vegas Municipal Code to allow single-family dwellings having a split garage condition driveway access points along the street face. All other single-family dwellings shall be limited to one drive access per street face, except on properties abutting arterial streets in which case circular driveways, or driveways facilitating the turning of automobiles on site, shall be required. These conditions shall apply unless otherwise granted approval by the Planning Commission, and providing for other matters properly related thereto.

Planner Vicki Adams stated Staff recommended approval of this amendment with the following language:

“Single-family residences having a minimum lot width of 50 feet and a split garage condition may have two driveway access points along the street face. Such driveways shall be limited in width to a maximum of 10' each. All other single-family uses shall be limited to one drive access per street face, except on properties abutting arterial streets in which case circular driveways, or driveways facilitating the turning of automobiles on-site, shall be required. These conditions shall apply unless otherwise granted approval by the planning commission.”

John Tulley, KDG Architects, 17992 Mitchell South, Irvine CA, represented the applicant and concurred with Staff's recommendations.

Chairman Aston opened the Public Hearing. There were no participants.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

36) FDP-16-04 (16671) PERLITER FAMILY CARE CENTER

An application submitted by Gary Guy Wilson Architects on behalf of Ram K. Singh, property owner, for a final development plan review in a PUD Planned Unit Development District consisting of one (1) medical office building. The property is located at 2500 Perliter Avenue. The assessor's parcel number is 139-24-312-076.

Planner Vicki Adams stated Staff had concerns about the proposed building materials and landscaping and would address them with the building permit application. The preliminary development plan showed a carport for the required parking space and the applicant has asked to place a garage there. Staff preferred to have it remain a carport to avoid having a garage space turned into office space in the future. Staff recommended approval with the following conditions:

1. That the development of this site be in compliance with the conditions set forth in Ordinance No. 2014 (ZN-58-04) and the associated preliminary development plan, unless otherwise amended herein.
2. That, unless otherwise approved through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
3. That landscaping be provided in all areas indicated on the submitted site plan. Specific landscape materials shall be reviewed and approved by staff during the building permit application process.
4. That unless otherwise indicated herein, the redevelopment of this site shall comply with the Commercial Development Standards and Design Guidelines including, but not limited to:
 - a. The building exterior must be constructed of preferred materials;
 - b. All mechanical equipment must be screened from view;
5. That the trash enclosure be located as indicated on the site plan and match the materials of the office building.
6. The design professional shall seal and sign this map in accordance with Nevada Administrative Code (NAC).
7. A revocable encroachment permit for landscaping within the public right of way is required.
8. Dedication of the spandrel at the corner of Civic Center Drive and Perliter Street is required per the *City of North Las Vegas Municipal Code* section 16.24.100.B.

Les Travis, Gary Guy Wilson Architects, represented the applicant and concurred with Staff's recommendations and asked for Planning Commission's approval.

Commissioner Stone remarked the plans were not stamped by the architects, and asked Staff to remind the design professionals to have them stamped.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Trivedi

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi
and Brown

NAYS: None

ABSTAIN: None

OLD BUSINESS

37) AMP-41-04 (15266) CENTENNIAL-SIMMONS/ALIANTE (PUBLIC HEARING)

An application submitted by James E. Stroh Architect, Inc., on behalf of Unlimited Holdings Inc., property owner, for an amendment to the Comprehensive Plan, Land Use Element, to change the current designation of LDR Low Density Residential and Neighborhood Commercial to HDR High Density Residential. The property is generally located south of Centennial Parkway and approximately 500 feet east of Ferrell Street. The assessor's parcel number is 124-29-101-002.

Planning Manager Marc Jordan recommended the item be continued because the applicant had given Staff revised plans and revised legal descriptions which were tentatively scheduled for the September 22 meeting and must be noticed. The applicant was not in attendance.

Chairman Aston stated there were several people in the audience who wished to speak on this matter and the item had already been continued several times.

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

Christopher Reade, 3117 Greenfriar, North Las Vegas stated he was a member of Seasons at Aliante Homeowners' Association across the street from the project. Mr. Reade stated this was the fourth hearing he had attended to voice his objections to this application and each time it had been continued. He stated the applicant had not met or talked with neighbors and he was not in favor of the project. He asked the Planning Commission to deny this application.

Lisa Merrill, 6417 Gilded Flicker, North Las Vegas, stated she was a resident of Seasons at Aliante and they were told the area would be all low density. They were very unhappy with the application, and asked Planning Commission to deny the application.

Jim Merrill, 6417 Gilded Flicker, North Las Vegas, asked that the current zoning be maintained.

Charlene Faulkner, 3117 Grass Sparrow, North Las Vegas, concurred with her neighbors and pushed for denial of the application.

Arlene Reyes, 6420 Greyback Drive, North Las Vegas, stated she was a member of Seasons at Aliante. She was concerned the high density added to traffic and decreased the value of their homes.

James Lucey, 3135 Sentimental Court, North Las Vegas, stated he lived south of this development and presented a petition signed by 64 neighbors against the project. They felt the project was detrimental to their neighborhood. Mr. Lucey commented the developers were so confident of tonight's decision, they put up "for lease" signs. Mr. Lucey asked the Commission to deny the application.

Chairman Aston thanked all the neighbors for waiting so long to be heard. Commissioner Stone verified the applicant was aware the meeting was tonight and asked Senior Deputy City Attorney Jim Lewis whether there was a time period after a denial when the applicant could resubmit the

application. Senior Deputy City Attorney Lewis stated if the applicant did not appeal the denial to the City Council, they were precluded from resubmitting the application for one year. He said there was an exception if the zoning change request conformed to the current master plan.

Chairman Aston closed the Public Hearing.

ACTION: DENIED

MOTION: Commissioner Brown

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

Senior Deputy City Attorney Lewis asked that each related item be heard separately.

38) ZN-45-04 (15127) CENTENNIAL-SIMMONS/ALIANTE (PUBLIC HEARING)

An application submitted by James E. Stroh Architect, Inc., on behalf of Unlimited Holdings, Inc., property owner, for a reclassification of property from an R-1 Single-Family Residential District and C-1 Neighborhood Commercial District to an R-3 Multi-Family Residential District. The property is generally located south of Centennial Parkway and approximately 500 feet east of Ferrell Street. The assessor's parcel number is 124-29-101-002.

Staff had no further comments.

The applicant was not present.

Chairman Aston opened the Public Hearing. The following comments were carried from the previous item:

Christopher Reade, 3117 Greenfriar, North Las Vegas stated he was a member of Seasons at Aliante Homeowners' Association across the street from the project. Mr. Reade stated this was the fourth hearing he had attended to voice his objections to this application and each time it had been continued. He stated the applicant had not met or talked with neighbors and he was not in favor of the project. He asked the Planning Commission to deny this application.

Lisa Merrill, 6417 Gilded Flicker, North Las Vegas, stated she was a resident of Seasons at Aliante and they were told the area would be all low density. They were very unhappy with the application, and asked Planning Commission to deny the application.

Jim Merrill, 6417 Gilded Flicker, North Las Vegas, asked that the current zoning be maintained.

Charlene Faulkner, 3117 Grass Sparrow, North Las Vegas, concurred with her neighbors and pushed for denial of the application.

Arlene Reyes, 6420 Greyback Drive, North Las Vegas, stated she was a member of Seasons at Aliante. She was concerned the high density added to traffic and decreased the value of their homes.

James Lucey, 3135 Sentimental Court, North Las Vegas, stated he lived south of this development and presented a petition signed by 64 neighbors, all against the project. They felt the project was detrimental to their neighborhood. Mr. Lucey commented the developers were so confident of tonight's decision, they put up "for lease" signs. Mr. Lucey asked the Commission to deny the application.

Chairman Aston closed the Public Hearing.

ACTION: DENIED

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

39) AMP-52-04 (15765) CENTENNIAL-SIMMONS/ALIANTE (PUBLIC HEARING)

An application submitted by James E. Stroh Architect, Inc., on behalf of Unlimited Holdings Inc., property owner, for an amendment to the Comprehensive Plan, Land Use Element, to change the current designation of LDR Low Density Residential to Neighborhood Commercial. The property is located at the northwest corner of Ranch House Road and Simmons Street. The assessor's parcel number is 124-29-101-002.

Staff had no further comments.

The applicant was not present.

Chairman Aston opened the Public Hearing. The following comments were carried from the previous item:

Christopher Reade, 3117 Greenfriar, North Las Vegas stated he was a member of Seasons at Aliante Homeowners' Association across the street from the project. Mr. Reade stated this was the fourth hearing he had attended to voice his objections to this application and each time it had been continued. He stated the applicant had not met or talked with neighbors and he was not in favor of the project. He asked the Planning Commission to deny this application.

Lisa Merrill, 6417 Gilded Flicker, North Las Vegas, stated she was a resident of Seasons at Aliante and they were told the area would be all low density. They were very unhappy with the application, and asked Planning Commission to deny the application.

Jim Merrill, 6417 Gilded Flicker, North Las Vegas, asked that the current zoning be maintained.

Charlene Faulkner, 3117 Grass Sparrow, North Las Vegas, concurred with her neighbors and pushed for denial of the application.

Arlene Reyes, 6420 Greyback Drive, North Las Vegas, stated she was a member of Seasons at Aliante. She was concerned the high density added to traffic and decreased the value of their homes.

James Lucey, 3135 Sentimental Court, North Las Vegas, stated he lived south of this development and presented a petition signed by 64 neighbors against the project. They felt the project was detrimental to their neighborhood. Mr Lucey commented the developers were so confident of tonight's decision, they put up "for lease" signs. Mr Lucey asked the Commission to deny the application.

Chairman Aston closed the Public Hearing.

ACTION: DENIED

MOTION: Commissioner Leavitt

SECOND: Vice Chairman Cato

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

40) ZN-46-04 (15130) CENTENNIAL-SIMMONS/ALIANTE (PUBLIC HEARING)

An application submitted by James E. Stroh Architect, Inc., on behalf of Unlimited Holdings, Inc.,

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 located at the northwest corner of Ranch House Road and Simmons Street. The assessor's parcel number is 124-29-101-002.

Staff had no further comments.

The applicant was not present.

Chairman Aston opened the Public Hearing. The following comments were carried from the previous item:

Christopher Reade, 3117 Greenfriar, North Las Vegas stated he was a member of Seasons at Aliante Homeowners' Association across the street from the project. Mr. Reade stated this was the fourth hearing he had attended to voice his objections to this application and each time it had been continued. He stated the applicant had not met or talked with neighbors and he was not in favor of the project. He asked the Planning Commission to deny this application.

Lisa Merrill, 6417 Gilded Flicker, North Las Vegas, stated she was a resident of Seasons at Aliante and they were told the area would be all low density. They were very unhappy with the application, and asked Planning Commission to deny the application.

Jim Merrill, 6417 Gilded Flicker, North Las Vegas, asked that the current zoning be maintained.

Charlene Faulkner, 3117 Grass Sparrow, North Las Vegas, concurred with her neighbors and pushed for denial of the application.

Arlene Reyes, 6420 Greyback Drive, North Las Vegas, stated she was a member of Seasons at Aliante. She was concerned the high density added to traffic and decreased the value of their homes.

James Lucey, 3135 Sentimental Court, North Las Vegas, stated he lived south of this development and presented a petition signed by 64 neighbors, all against the project. They felt the project was detrimental to their neighborhood. Mr Lucey commented the developers were so confident of tonight's decision, they put up "for lease" signs. Mr Lucey asked the Commission to deny the application.

Chairman Aston closed the Public Hearing.

ACTION: DENIED

MOTION: Commissioner Leavitt

SECOND: Vice Chairman Cato

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

41) UN-78-04 (15133) CENTENNIAL-SIMMONS/ALIANTE (PUBLIC HEARING)

An application submitted by James E. Stroh Architect, Inc., on behalf of Unlimited Holdings, Inc., property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a child care

facility. The property is located at the southwest corner of Centennial Parkway and Simmons Street. The assessor's parcel number is 124-29-101-002.

Staff had no further comments.

The applicant was not present.

Chairman Aston opened the Public Hearing. The following comments were carried from the previous item:

Christopher Reade, 3117 Greenfriar, North Las Vegas stated he was a member of Seasons at Aliante Homeowners' Association across the street from the project. Mr. Reade stated this was the fourth hearing he had attended to voice his objections to this application and each time it had been continued. He stated the applicant had not met or talked with neighbors and he was not in favor of the project. He asked the Planning Commission to deny this application.

Lisa Merrill, 6417 Gilded Flicker, North Las Vegas, stated she was a resident of Seasons at Aliante and they were told the area would be all low density. They were very unhappy with the application, and asked Planning Commission to deny the application.

Jim Merrill, 6417 Gilded Flicker, North Las Vegas, asked that the current zoning be maintained.

Charlene Faulkner, 3117 Grass Sparrow, North Las Vegas, concurred with her neighbors and pushed for denial of the application.

Arlene Reyes, 6420 Greyback Drive, North Las Vegas, stated she was a member of Seasons at Aliante. She was concerned the high density added to traffic and decreased the value of their homes.

James Lucey, 3135 Sentimental Court, North Las Vegas, stated he lived south of this development and presented a petition signed by 64 neighbors against the project. They felt the project was detrimental to their neighborhood. Mr Lucey commented the developers were so confident of tonight's decision, they put up "for lease" signs. Mr Lucey asked the Commission to deny the application.

Chairman Aston closed the Public Hearing.

ACTION: DENIED

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

42) SPR-21-04 (15129) CENTENNIAL-SIMMONS/ALIANTE

An application submitted by James E. Stroh Architect, Inc., on behalf of Unlimited Holdings, Inc., property owner, for a site plan review in a C-1 Neighborhood Commercial District and an R-1 Single-Family Residential District (proposed C-1) to allow buildings to be located towards the rear of the property where buildings are required to be oriented towards the front of the property and to allow a

10 foot landscape buffer adjacent to residential developments where 20 feet is required. The property is located at the southwest corner of Simmons Street and Centennial Parkway. The assessor's parcel number is 124-29-101-002.

Staff had no further comments.

The applicant was not present.

ACTION: DENIED

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

43) AMP-46-04 (15333) CRAIG & SIMMONS WEST (SITE 2) (PUBLIC HEARING)

An application submitted by Celebrate Homes on behalf of the Roman Catholic Church Las Vegas, property owner, for an amendment to the Comprehensive Plan, Land Use Element, to change the current designation of Community Commercial to MDR Medium Density Residential. The property is located west of Simmons Street and approximately 570 feet north of Craig Road. The assessor's parcel number is 139-05-203-001.

Commissioner Shull stated he would abstain from the vote on this item due to a business interest.

It was requested by the applicant that AMP-46-04 be continued to October 13, 2004.

Chairman Jay Aston Opened the Public Hearing. The following participant came forward.

Penny Martino-Hagel, 4536 Rolls Royce Road, North Las Vegas, spoke on behalf of her neighbors and stated they were opposed to this project. She mentioned her concern that one of the Planning Commissioners worked for the applicant. Chairman Nelson Stone explained when one of the Planning Commissioners had a conflict of interest, they abstained from the voting on the item. Chairman Aston stated the Public Hearing would remain open until the item was heard in its entirety.

ACTION: CONTINUED TO OCTOBER 13, 2004

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: Commissioner Shull

The meeting recessed at 11:20 p.m.

The meeting reconvened at 11:35 p.m.

44) AMP-73-04 (16440) TROPICAL SANDS (PUBLIC HEARING)

An application submitted by R. L. Homes on behalf of Dark, LLC, property owner, for an amendment to the Comprehensive Plan, Land Use Element, to change the current designation of LDR Low Density Residential to MLDR Medium-Low Density Residential. The property is located at the northwest corner of Commerce Street and Tropical Parkway. The assessor's parcel number is 124-27-202-005.

Planning Manager Marc Jordan stated Staff had no objections to this application and recommended approval.

Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas represented the applicant and concurred with Staff's recommendations.

Chairman Aston opened the Public Hearing. There were no participants.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

45) ZN-89-04 (16441) TROPICAL SANDS (PUBLIC HEARING)

An application submitted by R. L. Homes, on behalf of Dark, LLC, property owner, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 22 single-family dwellings. The property is located at the northwest corner of Commerce Street and Tropical Parkway. The assessor's parcel number is 124-27-202-005.

Planning Manager Marc Jordan stated the applicant had submitted a revised plan for this development with 21 lots. Staff recommended approval subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. That the development shall comply with the Single-Family Development Design Standards, including but not limited to sidewalks along rights-of-way that are 80-feet and wider must be separated from the back of the street curb by a minimum of five (5) feet and be meandering.
3. That the 24-foot drainage and municipal utility easement proposed from Commerce Street serve as pedestrian access.
4. That the minimum lot size shall be 4,500 square feet.
5. That the following setbacks shall apply:
 - a. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
 - b. Interior side: Five (5) feet.
 - c. Corner side: Ten (10) feet.
 - d. Rear yard: Fifteen (15); and
6. A final development plan shall be required for Planning Commission review and approval. The final development plan shall provide details of the open space/park areas showing landscaping and amenities.
7. That perimeter landscaping of the exterior street perimeter be designated as "Common Elements" and that interior perimeter landscaping commonly described as corner side yard landscaping be addressed as allowed for in the North Las Vegas Municipal Code Section 17.24.210(E).
8. That the perimeter walls be owned and maintained by the homeowners' association.
9. 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.
10. As a minimum the following amenities shall be provided within the open space:
 - a. circuitous lighted path;
 - b. a minimum of 20 24-inch box trees per acre;
 - c. at least two (2) differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada;
 - d. at least one large open space area for group/organized play;

- e. picnic tables and barbecue grills;
 - f. benches spaced along park pathways;
 - g. ADA accessibility;
 - h. bicycle racks at playground; and
 - l. details of amenities to be provided
11. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100.B:
 - a. Commerce Street
 - b. Tropical Parkway
 12. Right-of-way dedication for a flared intersection is required at Tropical Parkway and Commerce Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
 13. Right-of-way dedication and construction of a CAT bus turn-out is required on Tropical Parkway near Commerce Street. It is suggested that the applicant provide the bus stop placement within the exclusive right turn lane for the property per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.3.
 14. Approval of a traffic study, including a queuing analysis is required prior to submittal of the civil improvement plans.
 15. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Tropical Parkway and Commerce Street.
 16. All Nevada Power Company easements and poles must be shown and shall be fully located within the landscape area. If any poles need to be relocated, it will be at the expense of the developer.
 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 four (4) feet, is required on a minimum of one side of all interior, private streets.
 19. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
 20. Approval of a drainage study is required prior to submittal of the civil improvement plans.
 21. 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.
 22. 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.

23. All known geologic hazards shall be shown on the preliminary development plan, 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. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
24. The property owner is required to grant roadway easements where public and private streets intersect.
25. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
26. A revocable encroachment permit for landscaping within the public right of way is required.
27. All common elements shall be labeled and are to be maintained by the Home Owners Association.
28. 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.

Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and stated they agreed to all of Staff's recommendations and conditions.

Chairman Aston opened the Public Hearing. There were no participants.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

46) UN-121-04 (16460) STORAGE ONE (PUBLIC HEARING)

An application submitted by Beaudée Corporation, property owner, for a use permit in a C-2 General Commercial District to allow mini-warehousing. The property is generally located east of North Fifth Street approximately 440 feet north of Craig Road. The assessor's parcel number is 139-02-214-002.

Planning Manager Marc Jordan stated Staff recommended approval of this item, but the applicant requested a continuance to discuss the ordinance requirement that all mini-warehousing complexes be surrounded by a block wall. The applicant planned to build a commercial building south of the proposed complex and wanted to use that building as a portion of their screen. Staff believed the application substantially complied with the zoning requirements however, Staff wanted the building under construction at the time the Certificate of Occupancy was issued for this complex. Staff recommended approval 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-121-04 is site-specific and non-transferable; and
3. That the development of this site be in compliance with the Commercial Development Standards and Design Guidelines; and
4. The submitted site plan shall not be considered or implied to be approved. Modifications are required to bring the site plan into compliance with all applicable codes and ordinances; and
5. That the design of this facility shall be consistent with the submitted elevations; and
6. That screening be provided along all sides of the building. The decorative screen wall adjacent to the north, east and west sides of the facility shall be a minimum six feet (6.00') in height, but not taller than 11'-4". A six-foot decorative screen wall shall be provided along the south side of the facility prior to the issuance of a Certificate of Occupancy unless construction has begun on the commercial building identified as "Not A Part" on the submitted site plan, in which case the commercial building would serve as the required screening; and
7. That a minimum of two parking stalls be provided for the caretaker(s). The parking stalls shall be enclosed and attached to the caretaker's apartment; and
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; and
9. The actual number of parking stalls shall be determined based on the requirements set forth in the Zoning Ordinance and at the time building plans are submitted; and
10. 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; and
11. That wall signage shall be permitted on the south- and west-facing walls only. Free-standing signage will be permitted in accordance with ordinance requirements; and

12. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100.B:
 - a. North 5th Street
13. Right-of-way dedication and construction of a flared intersection is required at North 5th Street and Craig Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
14. Right-of-way dedication and construction of a CAT bus turn-out is required on North 5th Street near Craig Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
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* section 17.24.130. Conformance may require modifications to the site.
16. 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.
17. The property owner is required to grant a roadway easement for commercial driveway(s).
18. Approval of a traffic study is required prior to submittal of the civil improvement plans.
19. Parallel parking shall be a minimum of twenty feet (20') in length.
20. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along North 5th Street.
21. Approval of a drainage study is required prior to submittal of the civil improvement plans.
22. 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.
23. 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.

Chairman Aston opened the Public Hearing. There were no participants.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi
and Brown

NAYS: None

ABSTAIN: None

47) VAC-23-04 (16416) HAMMER & PECOS (PUBLIC HEARING)

An application submitted by North Pecos Real Estate Partners, LLC, property owner, to vacate a public utility easement and 30 feet of the southerly right-of-way of Hammer Lane between Pecos Road and Queen Street; to vacate a public utility easement and the Queen Street right-of-way between Hammer Lane and Fisher Avenue; and to vacate the northerly public utility easement of Fisher Avenue between Queen Street and Pecos Road and approximately 4 ½ feet of the northerly right-of-way of Fisher Avenue commencing at Queen Street and proceeding west approximately 400 feet. The assessor's parcel numbers are 123-31-201-002 and 123-31-201-003.

Planning Manager Marc Jordan stated Staff recommended approval subject to the following conditions:

1. The vacation is required to record concurrently with the final map. Should the Order of Vacation not record within one year from the approval date, the vacation shall be deemed null and void.
2. The traffic study is required and must support the vacations.

Tim Nicholson, 2727 S Rainbow Boulevard, Las Vegas, represented the applicant and concurred with Staff.

Chairman Aston opened the Public Hearing. There were no participants.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice Chairman Cato

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

48) T-1090 (15192) RUNVEE HOBART

An application submitted by Centex Homes, on behalf of Runvee Hobart, LTD, property owner, for approval of a tentative map in a PUD Planned Unit Development District consisting of 485 single-family dwellings. The property is located at the southeast corner of Ann Road and Pecos Road. The assessor's parcel number is 123-31-101-001.

Planner Vicki Adams stated Staff recommended approval of this application with the following conditions:

1. A drainage easement of sufficient width for maintenance purposes, to be determined in the approved technical drainage study, shall be provided for the proposed arch culvert.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. All local facilities and street centerline grades must be constructed in conformance with the *City of North Las Vegas' North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
5. An acceptable phasing plan shall be submitted to the Department of Public Works prior to submittal of the civil improvement plans.
6. "L" type curb and gutter per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing No. 216 shall be used on all streets adjacent to school sites.
7. All residential lots created shall have direct access to and abut a public or private street meeting the minimum widths set forth in the *City of North Las Vegas Municipal Code*.
8. The proposed private cul-de-sacs within the cluster development shall meet or exceed the minimum dimensions set forth in *City of North Las Vegas Municipal Code* Section 17.24.215.1.6.
9. Proposed interior, private streets must meet or exceed 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.
10. Sidewalk is required on a minimum of one side of all interior, private streets.
11. All residential driveway geometrics, outside of the cluster cul-de-sacs, shall be in compliance with *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing No. 222.
12. 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.
13. Approval of a traffic study update is required prior to submittal of the civil improvement plans.

14. Access locations are subject to review and approval of the City of North Las Vegas traffic engineer.
15. Provide a minimum right-of-way width of 80 feet for 300 feet along Ann Road (Carla Ann Road) east of Pecos Road tapering at 35:1 to a right-of-way width of 60 feet.
16. Along Ann Road (Carla Ann Road) two travel lanes in each direction shall be provided for a distance of three hundred feet (300') east of Pecos Road.
17. 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. Ann Road (Carla Ann Road)
 - b. Walnut Road
 - c. Pecos Road
18. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Ann Road and Pecos Road frontages.
19. Gated accesses will not be permitted without the support of a queuing analysis which demonstrates adequate on-site storage and lane widths.
20. All Nevada power company easements and poles must be shown and shall be located within the landscape area.
21. The property owner is required to grant roadway easements where public and private streets intersect.
22. A revocable encroachment permit for landscaping within the public right-of-way is required.
23. 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*.
24. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
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.
27. Lot 306 and the adjacent common element shall be revised to accommodate the roundabout.
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. 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* Section 16.20.050.
30. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

31. The Tentative Map shall comply with all conditions of approval for ZN-05-04.
32. The installation of sprinklers for fire suppression is required in each residential unit unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
33. The Final Map shall be filed prior to any subordinate final map; and shall comply with all Planned Unit Development (PUD) open space requirements.

Dean Rasmussen, 7351 Prairie Falcon Road, Las Vegas represented the applicant and had no further comments.

Chairman Aston stated this item was not a Public Hearing item, however there was a request to speak. The following participant came forward.

Ken Nicholson, 2727 South Rainbow Boulevard, Las Vegas, represented the property to the south of the site and stated he had spoken with the engineering firm and had his questions answered and no longer wished to speak.

ACTION: APPROVED

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

49) T-1119 (16036) RUNVEE HOBART

An application submitted by Centex Homes, property owner, for approval of a tentative map in a PUD Planned Unit Development District. The property is located at the northeast corner of Pecos Road and Ann Road. The assessor's parcel number is 123-30-301-001.

Planner Vicki Adams stated with the approval of ZN-05-04 and ZN-06-04, Staff had no objections to approving this item with the conditions of approval as follows:

1. The engineer shall seal and sign this map in accordance with Nevada Administrative Code (NAC) Section 625.611.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. 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.
5. If the area over the future regional flood control open channel, adjacent to the Union Pacific Railroad right-of-way, is intended to be used 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 maps associated with Parcel 3A and/or Parcel 3B, 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 Director of Public Works.
6. All local facilities and street centerline grades must be constructed in conformance with the *City of North Las Vegas' North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
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. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
9. 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.
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. 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. All residential driveway geometrics shall be in compliance with *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
 15. 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.
 16. Gated accesses will not be permitted without the support of a queuing analysis which demonstrates adequate on-site storage and lane widths.
 17. Access to Lamb Boulevard shall be denied.
 18. All Nevada Power Company easements and poles must be shown and shall be located within the landscape area.
 19. The property owner is required to grant roadway easements where public and private streets intersect.
 20. A revocable encroachment permit for landscaping within the public right of way is required.
 21. 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*.
 22. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
 23. All SNWA easements that exist parallel to the UPRR must be shown.
 24. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
 25. 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.
 26. An acceptable phasing plan shall be submitted to the Department of Public Works prior to submittal of the civil improvement plans.

27. 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.
28. 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.
29. 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*.
30. Unless expressly authorized through a variance, waiver or another approved method; the development shall comply with all applicable codes, ordinances, and design standards.
31. Tentative map T-1119 shall comply with all conditions of ZN-06-04; the Planned Unit Development zoning requirements; and the Single-Family Design Standards.
32. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
33. The Final Map shall be filed prior to any subordinate final map; and shall comply with all Planned Unit Development (PUD) open space requirements.

Dean Rasmussen, 7351 Prairie Falcon Road, Las Vegas represented the applicant and asked that Condition 33 be changed to delete the wording after "final map."

Planner Adams responded Staff had no problem amending the condition. Commissioner Stone suggested since the Parent Final Map was what was being discussed in Condition Number 33, it should be referred to as such. He suggested the wording "and shall comply with all Planned Unit Development (PUD) open space requirements" be deleted.

ACTION: APPROVED AS AMENDED

CONDITION NO. 33 AMENDED TO READ AS FOLLOWS: THE PARENT FINAL MAP SHALL BE FILED PRIOR TO ANY SUBORDINATE FINAL MAP

MOTION: Commissioner Stone

SECOND: Vice Chairman Cato

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

50) T-1120 (16034) RUNVEE HOBART

An application submitted by Centex Homes, property owner, for approval of a tentative map in a PUD Planned Unit Development District consisting of 286 single-family dwellings. The property is generally located south of Tropical Parkway and approximately 567 feet east of Pecos Road. The assessor's parcel number is 123-30-301-001.

Planner Vicki Adams stated Staff had no objections to approval of this item with the following conditions:

1. This development shall comply with the conditions of approval for T-1119 and ZN-06-04.
2. The final map for T-1119 must record prior to the final map for T-1120.
3. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
4. Unless expressly authorized through a variance, waiver or another approved method, the development shall comply with all applicable codes, ordinances, and design standards.
5. The public drainage/utility easements shall be public drainage/utility/pedestrian easements. All such easements shall be a minimum of 20 feet in width with landscaping and walkways in accordance with the ordinance requirements.

Dean Rasmussen, 7351 Prairie Falcon Road, Las Vegas represented the applicant and had no further comments.

ACTION: APPROVED

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

51) T-1121 (16035) RUNVEE HOBART

An application submitted by Centex Homes, property owner, for approval of a tentative map in a PUD Planned Unit Development District consisting of 502 single-family dwellings. The property is generally located east of Pecos Road and approximately 866 feet south of Tropical Parkway. The assessor's parcel number is 123-30-301-001.

Planner Vicki Adams stated Staff recommended approval with the following exceptions:

1. This development shall comply with the conditions of approval for T-1119 and ZN-06-04.
2. The final map for T-1119 must record prior to the final map for T-1121.
3. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
4. Unless expressly authorized through a variance, waiver or another approved method; the development shall comply with all applicable codes, ordinances, and design standards.
5. The public drainage / utility easements shall be public drainage / utility / pedestrian easements. All such easements shall be a minimum of 20 feet in width with landscaping and walkways in accordance with ordinance requirements.

Dean Rasmussen, 7351 Prairie Falcon Road, Las Vegas represented the applicant and had no further comments.

ACTION: APPROVED

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

52) SPR-37-04 (16348) LAMB BLVD BLOCK PLANT

An application submitted by Broadbent & Associates, Inc., on behalf of R04-01-265, LLC., property owner, for a site plan review in an M-2 General Industrial District consisting of outdoor storage in association with a concrete block plant. The property is located at 4925 North Lamb Boulevard. The assessor's parcel number is 123-32-401-007.

Planner Vicki Adams stated Staff recommended approval subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. The development shall comply with the Industrial Development Standards and Design Guidelines; including but not limited to architectural design of the main building using pilasters and complementary block colors; complementary design of the secondary building; and paving of the storage areas.
3. The perimeter of the site shall be enclosed with an eight-foot opaque wall, with an opaque metal gate at the driveway access point.
4. Parallel parking must be a minimum of twenty feet (20') in length.
5. The drive aisles must be twenty-four feet (24') wide.
6. This development shall comply with the conditions of the approved traffic study.
7. The block storage and staging area shall be paved.
8. Schedule 40 PVC fiber optic conduit shall be provided along this parcel's Lamb Boulevard frontage.
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.
10. The property owner is required to grant a roadway easement for commercial driveway(s).
11. The property owner is required to sign a restrictive covenant for utilities.
12. Approval of a drainage study is required prior to submittal of the civil improvement plans.
13. If required by Clark County Regional Flood Control District (CCRFCD), concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
14. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
15. Fire access lanes must be designed and installed in accordance with Fire Code requirements.

Martin Welsh, 199 Arroyo Grande, Henderson, represented the applicant and asked his guest, Denise Burton from A-Quest Pacific to address concerns the applicant had regarding Condition Number 13 on the revised memo.

Denise Burton, A-Quest Pacific, Henderson, stated they would like Condition No. 13 deleted because there were no regional facilities within the vicinity so that was not a requirement for approval.

Real Property Manager Randy Cagle stated he was not aware if this requirement was needed, but suggested the condition state "if needed".

ACTION: APPROVED AS AMENDED;

CONDITION NO. 13 AMENDED TO READ AS FOLLOWS: IF REQUIRED BY 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.

MOTION: Commissioner Stone

SECOND: Vice Chairman Cato

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

53) SPR-40-04 (16450) ASTORIA @ ALIANTE PARCEL 17

An application submitted by Astoria Homes, property owner, for a site plan review in an R-1 MPC Single-Family Residential/Master Planned Community District to allow garages with interior dimensions less than 20 feet by 20 feet. The property is located at the southeast corner of Aviary Way and Elkhorn Road. The assessor's parcel numbers are 124-19-511-001 thru 124-19-511-164.

The applicant requested SPR-40-04 be continued to September 22, 2004.

ACTION: CONTINUED TO SEPTEMBER 22, 2004

MOTION: Commissioner Trivedi

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

54) FDP-13-04 LAUREL CANYON

An application submitted by Richmond American Homes, property owner, for a final development plan review in a PUD Planned Unit Development district, consisting of 422 single-family dwellings. The property is located at the northeast corner of Pecos Road and Washburn Road. The assessor's parcel numbers are 123-31-501-001, 123-31-203-001, 123-31-203-002, 123-31-203-003, 123-31-203-004, 123-31-204-001, 123-31-204-002, 123-31-204-004 and 123-31-202-001.

The applicant requested FDP-13-04 be continued to September 22, 2004.

ACTION: CONTINUED TO SEPTEMBER 22, 2004

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

55) T-1128 (16442) TROPICAL SANDS

An application submitted by R. L. Homes, on behalf of Dark, LLC, property owner, for approval of a tentative map in an R-E Ranch Estates District (proposed PUD Planned Unit Development District) consisting of 22 single-family dwellings. The property is located at the northwest corner of Commerce Street and Tropical Parkway. The assessor's parcel number is 124-27-202-005.

Planning Manager Marc Jordan stated Staff recommended approval of this item subject to the following conditions:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. That the development shall comply with all conditions of approval for ZN-89-04.

Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and stated agreement with Staff's recommendations and conditions.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

PUBLIC FORUM:

No members of the public came forward.

DIRECTOR'S BUSINESS:

None

CHAIRMAN'S BUSINESS:

None

ADJOURNMENT:

The meeting adjourned at 12:30 am

ACTION: ADJOURNED

MOTION: Commissioner Leavitt

SECOND: Commissioner Stone

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Shull, Trivedi and Brown

NAYS: None

ABSTAIN: None

APPROVED:

/s/ Jay Aston
Jay Aston, Chairman

ATTEST:

Nicole Jones, Recording Secretary