

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

Jay Aston, Chairman  
Dean Leavitt  
Nelson Stone  
Harry Shull

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Dilip Trivedi  
Steve Brown

Planning Commission Minutes are available on the internet at:  
[www.cityofnorthlasvegas.com](http://www.cityofnorthlasvegas.com)

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**September 22, 2004**

**INFORMATION SESSION:** 6:30 p.m., City Manager's Conference Room, City Hall Information/Briefing Session for Planning Commissioners

**CALL TO ORDER:** Council Chambers, North Las Vegas City Hall  
2200 Civic Center Drive, at 7:06 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:** Planning Manager Marc Jordan  
Planner Ned Thomas

**VERIFICATION:** Nicole Jones, Recording Secretary

**PLEDGE OF ALLEGIANCE:** Commissioner Harry Shull

**MINUTES**

**APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING OF  
AUGUST 25, 2004**

ACTION: CONTINUED TO OCTOBER 13, 2004

**CONSENT AGENDA**

**A) PW-147-04 (17173) AUTUMN CHASE UNIT II: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY CONTRACTORS BONDING & INSURANCE COMPANY TO RELEASE THE OFF-SITE IMPROVEMENT BOND IN THE AMOUNT OF \$344,868.04.**

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

**B) PW-148-04 (17174) STAR NURSERY: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY INSURANCE COMPANY OF THE WEST TO RELEASE THE OFF-SITE IMPROVEMENT BOND IN THE AMOUNT OF \$167,795.60.**

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

- C) PW-149-04 (17175) CRAIG ROAD/95: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY GULF INSURANCE COMPANY TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$751,000.**

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

- D) PW-150-04 (17178) NLV DISTRIBUTION FACILITY: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY EMPLOYERS INSURANCE OF WAUSAU TO RELEASE THE PERFORMANCE BOND IN THE AMOUNT OF \$711,699.46.**

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

- E) PW-151-04 (17179) NVE PARCEL 19: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY U.S. HOME CORPORATION AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$2,300,243.06.**

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

**F) PW-152-04 (17180) ROSE LAKE UNIT 1C: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$348,471.75.**

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

**G) PW-153-04 (17181) ANN/ALLEN BY PARDEE UNIT 2: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$323,361.28.**

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

**H) PW-154-04 (17182) GEYSER PEAK UNIT 1: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY MTH-HOMES NEVADA INC AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$522,719.45.**

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

**I) PW-155-04 (17183) GEYSER PEAK UNIT 2: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY MTH-HOMES NEVADA INC AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$896,107.85.**

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

**J) PW-156-04 (17184) CLAYTON/EL CAMPO GRANDE: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY PARDEE HOMES OF NEVADA AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$654,763.95.**

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

**K) PW-157-04 (17185) CLAYTON/EL CAMPO GRANDE: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY PARDEE HOMES OF NEVADA AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$1,024,553.81.**

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

- L) **PW-158-04 (17187) NVE CLUB ALIANTE UNIT 2: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY NORTH VALLEY ENTERPRISES, LLC AND ACCEPT THE OFF-SITE IMPROVEMENT BOND IN THE AMOUNT OF \$273,289.12.**

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

- M) **PW-159-04 (17188) IMAGINATION NORTH: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY WESTERN INSURANCE COMPANY TO RELEASE THE PERFORMANCE BOND IN THE AMOUNT OF \$696,616.25.**

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

**NEW BUSINESS**

- 1) **AMP-82-04 (16849) CENTENNIAL 17 (PUBLIC HEARING): AN APPLICATION SUBMITTED BY DAKOTA ONE, LLC, ON BEHALF OF THE PAULA BOARDMAN IRREVOCABLE TRUST, ET AL, AND THE JOHN AND MOLLIE GUBLER TRUST, PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF BUSINESS, RESEARCH OR DEVELOPMENT PARK TO MDR MEDIUM DENSITY RESIDENTIAL. THE PROPERTY IS GENERALLY LOCATED SOUTH OF CENTENNIAL PARKWAY AND APPROXIMATELY 675 FEET EAST OF NOVAK STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 123-29-101-008 AND 123-29-501-001.**

Planning Manager Marc Jordan stated Staff recommended approval for Medium Low Density Residential rather than Medium Density Residential.

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

Chairman Aston closed the Public Hearing.

ACTION: APPROVED AS AMENDED TO MEDIUM LOW DENSITY

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) **ZN-100-04 (16843) CENTENNIAL 17 (PUBLIC HEARING): AN APPLICATION SUBMITTED BY DAKOTA ONE, LLC, ON BEHALF OF THE PAULA BOARDMAN IRREVOCABLE TRUST, ET AL, AND THE JOHN AND MOLLIE GUBLER TRUST, PROPERTY OWNERS, FOR RECLASSIFICATION OF PROPERTY FROM AN M-2 GENERAL INDUSTRIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 80 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS GENERALLY LOCATED SOUTH OF CENTENNIAL PARKWAY AND APPROXIMATELY 675 FEET EAST OF NOVAK STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 123-29-101-008 AND 123-29-501-001.**

The applicant requested this item be continued to October 27, 2004.

Chairman Aston opened the Public Hearing and 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 Brown

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

NAYS: None

ABSTAIN: None

- 3) **AMP-83-04 (16856) NORTH RANCH (PUBLIC HEARING): AN APPLICATION SUBMITTED BY D. R. HORTON, INC., ON BEHALF OF THE GLK HOLDINGS, INC., FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS TO DELETE GOLDFIELD STREET BETWEEN ELKHORN ROAD AND DORRELL LANE; AND TO DELETE DORRELL LANE BETWEEN GOLDFIELD STREET AND NORTH FIFTH STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-501-003, 124-22-601-002 AND 124-22-601-003.**

The applicant requested this item be continued to October 13, 2004.

Chairman Aston opened the Public Hearing and 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, Shull,  
Trivedi and Brown

NAYS: None

ABSTAIN: None

- 4) **AMP-84-04 (16855) NORTH RANCH ESTATES (PUBLIC HEARING): AN APPLICATION SUBMITTED BY D. R. HORTON, INC. FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS TO REDUCE COMMERCE STREET FROM AN 80-FOOT TO A 60-FOOT RIGHT-OF-WAY BETWEEN DORRELL LANE AND ELKHORN ROAD; AND TO REDUCE DORRELL LANE FROM AN 80-FOOT TO A 60-FOOT RIGHT-OF-WAY BETWEEN COMMERCE STREET AND GOLDFIELD 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 this item be continued to October 13, 2004.

Chairman Aston opened the Public Hearing and 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, Shull,  
Trivedi and Brown

NAYS: None

ABSTAIN: None

- 5) **AMP-85-04 (16904) THE GATEWAY (PUBLIC HEARING): AN APPLICATION SUBMITTED BY JACK BINION AND PHYLLIS COPE, PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT TO CHANGE THE CURRENT DESIGNATION OF LDR LOW DENSITY RESIDENTIAL, MDR MEDIUM DENSITY RESIDENTIAL, OFFICE AND COMMUNITY COMMERCIAL TO REGIONAL COMMERCIAL. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF LOSEE ROAD AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 124-23-701-003, 124-23-701-004 AND 124-23-801-002.**

Planner Ned Thomas stated Staff recommended approval of this item.

**Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant and stated this amendment met all of the guidelines. He asked Planning Commission to follow Staff's recommendations.

Chairman Aston opened the Public Hearing.

**Harvey Ferber, 1504 Lazy Hill Ranch Way, North Las Vegas**, stated he was interested in seeing the scope of this commercial development. He was concerned because people buying homes in the area would not be aware of the proposed changes.

Chairman Aston asked Staff whether there would be the opportunity for site plan review if this item moved forward. Planning Manager Marc Jordan stated the next steps in the rezoning process would provide site plan or other review of the proposed application.

Chairman Aston closed the Public Hearing.

Mr. Gronauer stated the applicant would work with the neighbors once a plan had been decided upon.

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

**6) UN-125-04 (16832) G & K SERVICES (PUBLIC HEARING): AN APPLICATION SUBMITTED BY MARTIN-HARRIS CONSTRUCTION ON BEHALF OF G & K SERVICES COMPANY, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A COMMERCIAL LAUNDRY FACILITY. THE PROPERTY IS GENERALLY LOCATED EAST OF VANDENBERG DRIVE AND APPROXIMATELY 595 FEET SOUTH OF LONE MOUNTAIN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 140-06-510-008.**

Planner Ned Thomas stated Staff recommended approval of this application with 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 of this site be in compliance with the Industrial Development Standards and Design Guidelines; including but not limited to: parking lot landscaped islands for every row of 15 parking spaces.
3. Parking shall be provided for all employees per shift.
4. The use permit (UN-125-04) is site-specific and non-transferable.
5. The southern driveway must be established as shared access with the parcel to the south, otherwise the location of the driveway is subject to approval of the City Traffic Engineer.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
9. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
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.

**Gary Congdon, Lee and Sakahara Architects, 6280 South Valley View Boulevard, Las Vegas**, asked to have Condition No. 2 modified to waive the requirement for landscaped islands for every row of 15 spaces except in the front of the building, because the property owner to the south already had a driveway for their property and would need to tear it out in order to share a driveway with the applicant.

Chairman Aston opened the Public Hearing.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED : AMENDED AS FOLLOWS:

CONDITION NO 2 SHALL BE AMENDED TO READ: *THE DEVELOPMENT OF THIS SITE BE IN COMPLIANCE WITH THE INDUSTRIAL DEVELOPMENT STANDARDS AND DESIGN GUIDELINES; INCLUDING BUT NOT LIMITED TO: PARKING LOT LANDSCAPED ISLANDS FOR EVERY ROW OF 15 PARKING SPACES ALONG THE VANDENBERG DRIVE FRONTAGE ONLY.*

CONDITION NO 5 SHALL BE AMENDED TO READ: *THE SOUTHERN DRIVEWAY MUST BE ESTABLISHED AS SHARED ACCESS WITH THE PARCEL TO THE SOUTH, OR AS APPROVED BY THE CITY TRAFFIC ENGINEER*

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

7) **UN-127-04 (16867) D & D STEEL, INC (PUBLIC HEARING): AN APPLICATION SUBMITTED BY D & D STEEL, INC., ON BEHALF OF BARLOW DEVELOPMENT, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW OUTDOOR-MANUFACTURING. THE PROPERTY IS LOCATED AT 4145 FREHNER ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-01-401-002.**

Planner Ned Thomas stated this was an existing use and the purpose for the application was to bring the recent site expansion into compliance with the screening requirements for outdoor storage and manufacturing in the M-2 zone. He stated the applicant requested 36 months to construct the decorative wall required along the southern property line, but Staff recommended 12 months. Staff recommended approval with 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. UN-127-04 shall expire on September 22, 2005.
3. The development of this site be in compliance with the Industrial Development Standards and Design Guidelines; including but not limited to: an eight-foot decorative block wall with opaque gates be constructed along Fehner Road and the southern property line.
4. That ten feet of landscaping be provided along Frehner Road consisting of 24-inch box trees placed every 30 feet on center; and five gallon shrubs planted to provide 60% ground coverage within two years of planting.
5. Parking shall be provided for all employees per shift.
6. The use permit (UN-127-04) is site specific and non-transferable.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. The property owner is required to grant a roadway easement for commercial driveway(s).
9. The property owner is required to sign a restrictive covenant for utilities.
10. Dedication and construction of the following streets and/or half streets is required per the City of North Las Vegas Municipal Code Section 16.24.100.B.

**William Barlow, 4145 Frehner Road, North Las Vegas**, stated concurrence with Staff's recommendations.

Chairman Aston opened the Public Hearing. There was no public participation.

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

- 8) **UN-128-04 (16879) CREEKSIDE BUSINESS PARK (PUBLIC HEARING): AN APPLICATION SUBMITTED BY PANATTONI DEVELOPMENT COMPANY, LLC., ON BEHALF OF LOSEE ROAD INVESTORS, LLC., PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW THE "ON SALE" OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A TAVERN. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF WASHBURN ROAD AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-36-301-001.**

Planning Manager Marc Jordan stated this site was proposed for development for industrial use. He said the applicant had not submitted a floor plan so Staff was not able to review and report to Planning Commission. The site plan does not indicate landscaped islands for every 15 parking spaces in a row as required. Staff recommended this item be continued.

**Bruce Bird, Panattoni Development**, stated the applicant would comply with all of Staff's recommendations.

Chairman Aston opened the Public Hearing.

**Bob Borgersen, 4751 Possum Berry Lane, North Las Vegas**, stated he did not want to have this bar approved and believed that the vision of North Las Vegas in the year 2025 did not have a bar on every corner.

**Nancy Leighton, 4548 Grand Rock Drive, North Las Vegas**, stated she agreed with Mr. Borgersen and they would like to see more homes, schools and churches developed without the incorporation of bars, gas stations and convenience stores so close together.

**Timothy M. Leighton, 4548 Grand Rock Drive, North Las Vegas**, stated he agreed with the previous comments.

**Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas**, stated he echoed Mr. Borgersen's comments and he didn't want a bar every half mile. There were already four located in the area.

Chairman Aston closed the Public Hearing.

Commissioner Stone asked if there was a requirement to have a floor plan submitted and Planning Manager Jordan stated there was not.

Motion by Commissioner Shull to approve and seconded by Commissioner Leavitt. The motion did not carry.

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

9) **UN-129-04 (16866) CREEKSIDE BUSINESS PARK (PUBLIC HEARING): AN APPLICATION SUBMITTED BY PANATTONI DEVELOPMENT COMPANY, LLC., ON BEHALF OF LOSEE ROAD INVESTORS, LLC., PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF WASHBURN ROAD AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-36-301-001.**

Planning Manager Marc Jordan stated the applicant showed a car wash on the site plan, but that was not requested in their letter of intent. The applicant would have to file for a new use permit for the car wash. The site plan did not show any landscaping next to Losee Road or Washburn Road. Staff recommend this application be continued to allow the applicant time to revise the site plan.

**Bruce Bird, Panattoni Development**, requested the Planning Commission accept the development and the applicant would accept all of the conditions set forth by Staff.

Chairman Aston opened the Public Hearing.

**Bob Borgerson, 4751 Possum Berry Lane, North Las Vegas**, said he felt the same way about convenience stores as he did about the tavern in the previous item and did not want them so close to one another.

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

Commissioner Stone stated he did not want to establish a precedent by allowing applicants to submit site plans which did not remotely resemble the final product. Commissioner Leavitt asked the applicant if he would accept a continuance to revise the site plan. Mr. Bird agreed to the continuance. The applicant confirmed the continuance would include Item 38.

ACTION: CONTINUED TO OCTOBER 13, 2004

MOTION: Commissioner Leavitt

SECOND: Commissioner Stone

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

NAYS: None

ABSTAIN: None

- 10) **UN-130-04 (16888) LOSEE & LONE MOUNTAIN 2 ACRES (PUBLIC HEARING): AN APPLICATION SUBMITTED BY THE MENDENHALL FAMILY TRUST , PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF LONE MOUNTAIN ROAD AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-01-101-019.**

Planning Manager Marc Jordan stated the site plan showed ten feet of landscaping along Losee Road and Lone Mountain Road when 20 feet was required. The use required 95 parking spaces and the site plan showed 105, however 29 spaces would be deleted if the landscaping was brought up to the guidelines. Staff recommended this application be continued until the applicant could submit revised plans.

**Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant and asked that the item be continued to submit a revised site plan.

Chairman Aston opened the Public Hearing.

**Vincent Balistreri, 4825 Harold Street, North Las Vegas**, stated he would reserve his comments until the matter was heard on October 13<sup>th</sup>.

**Bob Borgersen, 4751 Possum Berry Lane, North Las Vegas**, did not want the convenience store or bar in this area.

**Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas**, stated he would reserve his comments until the matter was heard.

**Nancy Leighton, 4548 Grand Rock Drive, North Las Vegas**, stated she would reserve her comments until the matter was heard.

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

Commissioner Shull stated he had a business relationship with the Mendenhall Family Trust, but it would not prevent him from voting on this item.

ACTION: CONTINUED TO OCTOBER 13, 2004

MOTION: Vice Chairman Cato

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

- 11) **UN-131-04 (16882) LOSEE & LONE MOUNTAIN 2 ACRES (PUBLIC HEARING): AN APPLICATION SUBMITTED BY THE MENDENHALL FAMILY TRUST, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW THE "ON SALE" OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A TAVERN. THE PROPERTY IS GENERALLY LOCATED SOUTH OF LONE MOUNTAIN ROAD AND APPROXIMATELY 105 FEET EAST OF LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-01-101-020.**

Planning Manager Marc Jordan stated Staff had no further comments on this item.

**Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas**, stated the applicant wanted to have the item continued to work with Staff on a revised site plan.

Chairman Aston opened the Public Hearing.

**Vincent Balistreri, 4825 Harold Street, North Las Vegas**, stated he would reserve his comments until the matter was heard on October 13<sup>th</sup>.

**Bob Borgersen, 4751 Possum Berry Lane, North Las Vegas**, did not want the convenience store or bar in this area.

**Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas**, stated he would reserve his comments until the matter was heard.

**Nancy Leighton, 4548 Grand Rock Drive, North Las Vegas**, stated she would reserve her comments until the matter was heard.

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

Commissioner Shull stated he had a business relationship with the Mendenhall Family Trust, but it would not prevent him from voting on this item.

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

**12) UN-132-04 (16891) SVO AUTO (PUBLIC HEARING): AN APPLICATION SUBMITTED BY SANTIAGO VEGA ON BEHALF OF D & J LEASING , PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW AN AUTOMOBILE REPAIR FACILITY. THE PROPERTY IS LOCATED AT 2958 NORTH COMMERCE STREET, SUITE 2. THE ASSESSOR'S PARCEL NUMBER IS 139-15-610-005.**

Planner Ned Thomas stated Staff reviewed the application and believed it would not be detrimental to the existing businesses and residences located in the area. Staff recommended approval of this Use Permit 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; and
2. That UN-132-04 is site-specific and non-transferable; and
3. The property owner is required to grant a roadway easement for the commercial driveways.
4. Building plans shall be submitted to the Permit Application Center (PAC) prior to beginning any tenant improvements. The building plans shall appropriately identify the paint booth if the applicant intends to paint vehicles.
5. All work shall be performed within a building.
6. No outside overnight parking of vehicles awaiting repairs shall be permitted, unless screened in accordance with the requirements of the Zoning Ordinance.

**Santiago Vega, 3189 North Michael Way, Apartment 1A, Las Vegas**, the applicant, stated he agreed with 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: Commissioner Shull

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

NAYS: None

ABSTAIN: None

- 13) **UN-133-04 (16897) SECURED MINI-STORAGE (PUBLIC HEARING): AN APPLICATION SUBMITTED BY SECURED STORAGE, LLC , PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A 100 FOOT HIGH OFF-PREMISE SIGN (BILLBOARD). THE PROPERTY IS GENERALLY LOCATED APPROXIMATELY 172 FEET SOUTHEAST OF THE NORTH FIFTH STREET AND LOSEE ROAD INTERSECTION. THE ASSESSOR'S PARCEL NUMBER IS 139-14-303-002.**

The applicant requested a continuance of this item to October 13, 2004.

Chairman Aston opened the Public Hearing and stated the Public Hearing would remain open until heard in its entirety.

ACTION: CONTINUED TO OCTOBER 13, 2004

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

- 14) **VAC-30-04 (16858) GILMORE STREET ABANDONMENT (PUBLIC HEARING): AN APPLICATION SUBMITTED BY LAS VEGAS PAVING CORPORATION, PROPERTY OWNER, TO VACATE APPROXIMATELY 10 FEET OF THE SOUTHERLY RIGHT-OF-WAY OF GILMORE AVENUE BETWEEN NORTH FIFTH STREET AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-10-601-001 AND 139-10-602-001.**

Planning Manager Marc Jordan stated Staff recommended approval

**Golden Welch, Las Vegas Paving, 4420 South Decatur Boulevard, Las Vegas**, the applicant, asked for the Planning Commission's approval.

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

Chairman Aston closed the Public Hearing.

Commissioner Shull stated he had a business relationship with Las Vegas Paving Corporation but it would not affect his ability to vote on this item.

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

- 15) **VAC-31-04 (16894) DEER SPRINGS & LOSEE (PUBLIC HEARING): AN APPLICATION SUBMITTED BY PICERNE DEVELOPMENT CORPORATION ON BEHALF OF MARLIDA, INC., PROPERTY OWNER, TO VACATE THE NORTHERLY 30-FOOT HALF-STREET RIGHT-OF-WAY OF ENGLE AVENUE COMMENCING APPROXIMATELY 160 FEET EAST OF LOSEE ROAD AND PROCEEDING EAST APPROXIMATELY 469 FEET. THE ASSESSOR'S PARCEL NUMBER IS 124-24-301-001.**

The applicant requested this item 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

- 16) **SPR-45-04 (16893) DEER SPRINGS & LOSEE: AN APPLICATION SUBMITTED BY PICERNE DEVELOPMENT CORPORATION, ON BEHALF OF MARLIDA, INC., PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-E RANCH ESTATES DISTRICT (PROPOSED R-3 MULTIFAMILY RESIDENTIAL DISTRICT) TO ALLOW A MULTIFAMILY DEVELOPMENT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF LOSEE ROAD AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 124-24-301-001 AND 124-24-301-002.**

The applicant requested this item be continued to October 27, 2004

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

**17) VN-28-04 (16899) DONNA & DEER SPRINGS (PUBLIC HEARING): AN APPLICATION SUBMITTED BY CENTEX HOMES, PROPERTY OWNER, FOR A VARIANCE IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO ALLOW A CORNER SIDE YARD SETBACK TO A MINIMUM OF 8.85 FEET WHERE 10 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT 1705 PEYTON STEWART COURT. THE ASSESSOR'S PARCEL NUMBER IS 124-33-710-079.**

Planner Ned Thomas stated Nevada law required the site must exhibit exceptional topographic conditions which would make the property difficult to develop in order for a variance to be granted. The applicant cited a channel cutting through the development as their extraordinary condition. However, the lot in question was not located on or near the channel and had no extraordinary conditions that did not affect the other lots in the subdivision. Staff recommended denial of the application, but recommended the following conditions if Planning Commission approved the application:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. That a minimum 9.75-foot corner setback be provided at the front of the dwelling and taper down to 8.85 feet at the rear of the dwelling as indicated on the submitted site plan for Lot #440.

**Dean Rasmussen, 7391 Prairie Falcon Lane, Las Vegas**, represented the applicant and explained this request was due to a design and engineering mistake that created a lot which was not large enough for the model homes they were offering. He asked for Planning Commission's approval of the variance.

Chairman Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

Commissioner Brown asked how many lots there were in the development which did not fit the guidelines and Mr. Rasmussen said there were three out of 516 lots in the subdivision. Commissioner Trivedi stated he was concerned that approval of this application would establish a precedent.

**ACTION: APPROVED**

**MOTION: Commissioner Brown**

**SECOND: Vice Chairman Cato**

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

**NAYS: Commissioner Trivedi**

**ABSTAIN: None**

**18) ZOA-11-04 (16762) CENTENNIAL-SIMMONS ALIANTE (PUBLIC HEARING): AN ORDINANCE AMENDMENT INITIATED BY JAMES E. STROH, ARCHITECT, INC., ON BEHALF OF UNLIMITED HOLDINGS, INC., TO AMEND TITLE 17 (ZONING ORDINANCE) SECTION 17.20.100(c) OF THE NORTH LAS VEGAS MUNICIPAL CODE TO INCLUDE SECONDHAND DEALERS AS A SPECIAL USE, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.**

Planner Ned Thomas stated this type of use was allowed in the C-2 General Commercial District, but not the C-1 Neighborhood Commercial District. The applicant asked to amend the zoning ordinance and Staff recommended approval.

**Jim Stroh, JSA Architect, 1955 Panda Lane, Las Vegas**, stated he represented the applicant and they had filed this application on behalf of Good Will Industries of Nevada. He explained the applicant wanted to be able to apply for a use permit in various areas, but at this time were not allowed to because of the zoning restriction. He stated the applicant wanted the ability to put stores in neighborhoods where they would benefit the people.

Chairman Aston opened the Public Hearing. There was no public participation.

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

- 19) **ZOA-12-04 (16902) ELIMINATION OF FWD REQUIREMENT: AN ORDINANCE AMENDMENT INITIATED BY ORION ENGINEERING AND SURVEYING, INC., TO AMEND TITLE 17 (ZONING ORDINANCE) OF THE NORTH LAS VEGAS MUNICIPAL CODE TO ELIMINATE THE REQUIREMENT FOR FENCE/WALL DEVIATIONS, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.**

The applicant requested this item be continued to October 27, 2004.

ACTION: CONTINUED TO OCTOBER 27, 2004

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

**20) SPR-44-04 (16865) 40025 3-UNIT MULTI-FAMILY DWELLING: AN APPLICATION SUBMITTED BY T. R. BLACK ENTERPRISES ON BEHALF OF NATALIE DE RODMAN, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-3 MULTIFAMILY RESIDENTIAL DISTRICT TO ALLOW A THREE-UNIT MULTI-FAMILY DWELLING. THE PROPERTY IS LOCATED AT 2252 BASSLER STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-24-110-181.**

Planner Ned Thomas stated the applicant has requested four waivers from the Multi-Family Residential Design Guidelines. The first waiver asked for smaller buffers between the project and other developments. The 20-foot standard was intended primarily for larger developments and Staff had no objection to approving this waiver. The second request asked to waive the requirement of one covered parking stall per dwelling unit because no other apartments in the neighborhood had covered parking. Staff did not support this request because this property was in the redevelopment area and the guidelines were created to raise the quality of the developments in that area. The applicant asked to waive the requirement for patios or outdoor areas for second story units and explained it would pose a risk to people on the ground level. Staff did not support this waiver because the apartments are about 960 square feet which was very small. The requirement is only 80 square feet for patios and 40 square feet for balconies. Finally, the applicant proposed 8" concrete masonry for the exterior of the buildings. Staff did not support this waiver because that type of material was not permitted for any type of building in the City.

Commissioner Aston asked if the applicant was present and whether he knew Staff was recommending denial of their waiver requests. Planner Thomas stated he had spoken with the applicant and was surprised he was not present.

**ACTION:** CONTINUED TO OCTOBER 13, 2004

**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 8:39 P.M.**

**The meeting reconvened at 8:54 P.M.**

**OLD BUSINESS**

- 21) **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.**

ACTION: NO ACTION WAS NECESSARY. THIS ITEM WAS DENIED AT THE PLANNING COMMISSION MEETING OF SEPTEMBER 8, 2004. FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

- 22) **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.**

ACTION: NO ACTION WAS NECESSARY. THIS ITEM WAS DENIED AT THE PLANNING COMMISSION MEETING OF SEPTEMBER 8, 2004. FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

- 23) **AMP-64-04 (16028) CRAIG & S. E. 5<sup>TH</sup> (PUBLIC HEARING): AN APPLICATION SUBMITTED BY ROBERT MENDENHALL AND SUSAN KRYGIELL ON BEHALF OF THE MENDEHALL LEGACY, LP, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LIGHT INDUSTRIAL TO NEIGHBORHOOD COMMERCIAL. THE PROPERTY IS GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NORTH FIFTH STREET AND CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-02-401-003.**

Planning Manager Marc Jordan stated he would discuss Items 23 through 32 because they were related to one another. Staff had no objections to the majority of the applications. There were landuse compatibility issues and buffers which should be modified and Staff would work with the applicant on those issues if Planning Commission approved the applications.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant and stated they had increased the Light Industrial area to 16 acres from ten acres at Staff's recommendation. She stated they had neighborhood meetings to determine how they could build a product that would be acceptable to them. Ms. Lazovich said a disclosure would be recorded so it appeared on a preliminary title report so anyone purchasing a home in the project would be aware of the light industrial area around them.

Chairman Aston opened the Public Hearing. He advised the public their comments on Item 23 would go forward to Items 24-32.

**Richard Warpack, 3221 East Ana Street, Rancho Dominguez, California**, stated he was a property owner on 4080 Arcada Way. He believed the residential portion of this application should not be placed in an industrial area. The type of work done in an industrial area could produce offensive smells and noise.

**Paul Larsen, 300 South 4th Street, Las Vegas**, stated the power plant contained engines similar to jet engines and operated 24 hours, seven days a week. He believed the buffer would not be adequate. He said residential property owners should be notified about the power plant so they would have no standing to challenge the operation. He supported Staff's recommendation to eliminate the high density residential portion of the application.

**Cliff Wilson, 4026 Hemphill Street, North Las Vegas**, stated growth should not come at the expense of North Las Vegas families. He stated the schools in the area were over capacity and he preferred not to have the multi-family portion of the application. He did not want more apartments in his area.

**Bob Borgersen, 4751 Possum Berry Lane, North Las Vegas**, stated he was almost directly across the street from this property and he believed there were too many multi-family projects. He did not believe the industrial zoning mixed well with residential zoning.

**Woodrow Finney, 4716 Vista Del Rey Court, North Las Vegas**, stated he was located right off of 5<sup>th</sup> Street and stated he was against developing residential projects in this area because it increased the traffic. He believed a park or recreation center should be placed on this site.

**Michael Maiorino, 603 Spirit Lake Court, North Las Vegas**, stated he represented some of his neighbors and they were for the commercial, but against the residential portion of this application.

**David Guy, 1011 East Alexander Road, North Las Vegas**, stated he was a plant manager of a cement block manufacturing plant and they operated 24 hours a day, seven days a week, at 97dB which was like having a motorcycle right next to you on the freeway. He believed the operation was not compatible with residential.

**Spencer Apple, 1011 East Alexander Road, North Las Vegas**, stated he owned a concrete block company at the southwest corner of 5<sup>th</sup> Street and Alexander Road. He said the area was full of heavy industry and was not a good mix with residential.

**Erin Kelly, 1011 East Alexander Road, North Las Vegas**, said she was the general manager of the concrete block company at this address. She stated the production was loud, produced a constant vibration and utilized large trucks for delivery. She believed the area should contain similar uses and not residential.

**Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas**, stated the power plant was loud and he heard it in his home. He did not want the residential or the industrial in the area.

**Vincent Balistreri, 4825 Harold Street, North Las Vegas**, stated he was against the project.

**Bill Dolan, 4111 Boulder Drive, North Las Vegas**, stated he no longer lived in the area, but was there in support of the neighbors. He said the high school was already at capacity and adding the high density residential would overcrowd the school. He preferred commercial zoning.

**Linda Sanders, 2105 East Alexander Road, North Las Vegas**, stated she owned a kennel and was concerned the neighbors would complain about barking dogs. The area was not suitable for residences because of the types of businesses located there.

**Martin Welsh, 199 North Arroyo Grande Boulevard, Suite 200, Henderson**, represented Rinker Materials and occupied property adjacent to the electric plant. Mr. Welsh stated he was neutral on the project if the applicant created a deed restriction for new residents to be aware of the area.

**Golden Welch, 4420 South Decatur Boulevard, Las Vegas**, the applicant, stated he was sensitive to mixing residential and industrial uses. He explained he had protested any attempt to develop homes in the area until the school district built the new high school on Alexander and North Fifth. He said that project changed the complexion of the area and because of the school, industrial businesses did not want to locate in the area. The proposed increased width of North Fifth Street was the ultimate mixing of residential and industrial traffic. Mr. Welch cited an article in the Review Journal which reported on the shortage of apartments in the area. He believed the high density residential would be a buffer between the single-family and the industrial area.

Ms. Lazovich said there should be a balance of residential uses because not having any apartments was just as bad as having too many. Most of the project was a for-sale product of attached and detached single-family residences.

Chairman Aston closed the Public Hearing.

Commissioner Shull stated he had a business relationship with the Mendenhall Family Trust, but it would not prevent him from voting on Item Numbers 23-32

ACTION: APPROVED

MOTION: Commissioner Stone

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

- 24) **ZN-79-04 (16019) CRAIG & S. E. 5<sup>TH</sup> (PUBLIC HEARING): AN APPLICATION SUBMITTED BY ROBERT MENDENHALL AND SUSAN KRYGIELL ON BEHALF OF THE MENDEHALL LEGACY, LP, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN M-2 GENERAL INDUSTRIAL DISTRICT TO A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT. THE PROPERTY IS GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NORTH FIFTH STREET AND CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-02-401-003.**

Planning Manager Marc Jordan stated he would discuss Items 23 through 32 because they were related to one another. Staff had no objections to the majority of the applications. There were landuse compatibility issues and buffers which should be modified and Staff would work with the applicant on those issues if Planning Commission approved the applications.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant and stated they had increased the Light Industrial area to 16 acres from ten acres at Staff's recommendation. She stated they had neighborhood meetings to determine how they could build a product that would be acceptable to them. Ms. Lazovich said a disclosure would be recorded so it appeared on a preliminary title report so anyone purchasing a home in the project would be aware of the light industrial area around them.

Chairman Aston opened the Public Hearing.

**Richard Warpack, 3221 East Ana Street, Rancho Dominguez, California**, stated he was a property owner on 4080 Arcada Way. He believed the residential portion of this application should not be placed in an industrial area. The type of work done in an industrial area could produce offensive smells and noise.

**Paul Larsen, 300 South 4th Street, Las Vegas**, stated the power plant contained engines similar to jet engines and operated 24 hours, seven days a week. He believed the buffer would not be adequate. He said residential property owners should be notified about the power plant so they would have no standing to challenge the operation. He supported Staff's recommendation to eliminate the high density residential portion of the application.

**Cliff Wilson, 4026 Hemphill Street, North Las Vegas**, stated growth should not come at the expense of North Las Vegas families. He stated the schools in the area were over capacity and he preferred not to have the multi-family portion of the application. He did not want more apartments in his area.

**Bob Borgersen, 4751 Possum Berry Lane, North Las Vegas**, stated he was almost directly across the street from this property and he believed there were too many multi-family projects. He did not believe the industrial zoning mixed well with residential zoning.

**Woodrow Finney, 4716 Vista Del Rey Court, North Las Vegas**, stated he was located right off of 5<sup>th</sup> Street and stated he was against developing residential projects in this area because it increased the traffic. He believed a park or recreation center should be placed on this site.

**Michael Maiorino, 603 Spirit Lake Court, North Las Vegas**, stated he represented some of his neighbors and they were for the commercial, but against the residential portion of this application.

**David Guy, 1011 East Alexander Road, North Las Vegas**, stated he was a plant manager of a cement block manufacturing plant and they operated 24 hours a day, seven days a week, at 97dB which was like having a motorcycle right next to you on the freeway. He believed the operation was not compatible with residential.

**Spencer Apple, 1011 East Alexander Road, North Las Vegas**, stated he owned a concrete block company at the southwest corner of 5<sup>th</sup> Street and Alexander Road. He said the area was full of heavy industry and was not a good mix with residential.

**Erin Kelly, 1011 East Alexander Road, North Las Vegas**, said she was the general manager of the concrete block company at this address. She stated the production was loud, produced a constant vibration and utilized large trucks for delivery. She believed the area should contain similar uses and not residential.

**Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas**, stated the power plant was loud and he heard it in his home. He did not want the residential or the industrial in the area.

**Vincent Balistreri, 4825 Harold Street, North Las Vegas**, stated he was against the project.

**Bill Dolan, 4111 Boulder Drive, North Las Vegas**, stated he no longer lived in the area, but was there in support of the neighbors. He said the high school was already at capacity and adding the high density residential would overcrowd the school. He preferred commercial zoning.

**Linda Sanders, 2105 East Alexander Road, North Las Vegas**, stated she owned a kennel and was concerned the neighbors would complain about barking dogs. The area was not suitable for residences because of the types of businesses located there.

**Martin Welsh, 199 North Arroyo Grande Boulevard, Suite 200, Henderson**, represented Rinker Materials and occupied property adjacent to the electric plant. Mr. Welsh stated he was neutral on the project if the applicant created a deed restriction for new residents to be aware of the area.

**Golden Welch, 4420 South Decatur Boulevard, Las Vegas**, the applicant, stated he was sensitive to mixing residential and industrial uses. He explained he had protested any attempt to develop homes in the area until the school district built the new high school on Alexander and North Fifth. He said that project changed the complexion of the area and because of the school, industrial businesses did not want to locate in the area. The proposed increased width of North Fifth Street was the ultimate mixing of residential and industrial traffic. Mr. Welch cited an article in the Review Journal which reported on the shortage of apartments in the area. He believed the high density residential would be a buffer between the single-family and the industrial area.

Ms. Lazovich said there should be a balance of residential uses because not having any apartments was just as bad as having too many. Most of the project was a for-sale product of attached and detached single-family residences.

Chairman Aston closed the Public Hearing.

Commissioner Shull stated he had a business relationship with the Mendenhall Family Trust, but it would not prevent him from voting on Item Numbers 23-32

ACTION: APPROVED

MOTION: Commissioner Stone

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

- 25) **AMP-62-04 (16030) CRAIG & S. E. 5<sup>TH</sup> (PUBLIC HEARING): AN APPLICATION SUBMITTED BY ROBERT MENDENHALL AND SUSAN KRYGIELL ON BEHALF OF MENDEHALL LEGACY, LP, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF INDUSTRIAL AND LIGHT INDUSTRIAL TO MLDR MEDIUM-LOW DENSITY RESIDENTIAL. THE PROPERTY IS GENERALLY LOCATED EAST OF NORTH FIFTH STREET AND APPROXIMATELY 650 FEET SOUTH OF CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-02-401-003.**

Planning Manager Marc Jordan stated Staff recommended denial.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant and stated they had increased the Light Industrial area to 16 acres from ten acres at Staff's recommendation. She stated they had neighborhood meetings to determine how they could build a product that would be acceptable to them. Ms. Lazovich said a disclosure would be recorded so it appeared on a preliminary title report so anyone purchasing a home in the project would be aware of the light industrial area around them.

Chairman Aston opened the Public Hearing.

**Richard Warpack, 3221 East Ana Street, Rancho Dominguez, California**, stated he was a property owner on 4080 Arcada Way. He believed the residential portion of this application should not be placed in an industrial area. The type of work done in an industrial area could produce offensive smells and noise.

**Paul Larsen, 300 South 4th Street, Las Vegas**, stated the power plant contained engines similar to jet engines and operated 24 hours, seven days a week. He believed the buffer would not be adequate. He said residential property owners should be notified about the power plant so they would have no standing to challenge the operation. He supported Staff's recommendation to eliminate the high density residential portion of the application.

**Cliff Wilson, 4026 Hemphill Street, North Las Vegas**, stated growth should not come at the expense of North Las Vegas families. He stated the schools in the area were over capacity and he preferred not to have the multi-family portion of the application. He did not want more apartments in his area.

**Bob Borgersen, 4751 Possum Berry Lane, North Las Vegas**, stated he was almost directly across the street from this property and he believed there were too many multi-family projects. He did not believe the industrial zoning mixed well with residential zoning.

**Woodrow Finney, 4716 Vista Del Rey Court, North Las Vegas**, stated he was located right off of 5<sup>th</sup> Street and stated he was against developing residential projects in this area because it increased the traffic. He believed a park or recreation center should be placed on this site.

**Michael Maiorino, 603 Spirit Lake Court, North Las Vegas**, stated he represented some of his neighbors and they were for the commercial, but against the residential portion of this application.

**David Guy, 1011 East Alexander Road, North Las Vegas**, stated he was a plant manager of a cement block manufacturing plant and they operated 24 hours a day, seven days a week, at 97dB which was like having a motorcycle right next to you on the freeway. He believed the operation was not compatible with residential.

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**Erin Kelly, 1011 East Alexander Road, North Las Vegas**, said she was the general manager of the concrete block company at this address. She stated the production was loud, produced a constant vibration and utilized large trucks for delivery. She believed the area should contain similar uses and not residential.

**Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas**, stated the power plant was loud and he heard it in his home. He did not want the residential or the industrial in the area.

**Vincent Balistreri, 4825 Harold Street, North Las Vegas**, stated he was against the project.

**Bill Dolan, 4111 Boulder Drive, North Las Vegas**, stated he no longer lived in the area, but was there in support of the neighbors. He said the high school was already at capacity and adding the high density residential would overcrowd the school. He preferred commercial zoning.

**Linda Sanders, 2105 East Alexander Road, North Las Vegas**, stated she owned a kennel and was concerned the neighbors would complain about barking dogs. The area was not suitable for residences because of the types of businesses located there.

**Martin Welsh, 199 North Arroyo Grande Boulevard, Suite 200, Henderson**, represented Rinker Materials and occupied property adjacent to the electric plant. Mr. Welsh stated he was neutral on the project if the applicant created a deed restriction for new residents to be aware of the area.

**Golden Welch, 4420 South Decatur Boulevard, Las Vegas**, the applicant, stated he was

sensitive to mixing residential and industrial uses. He explained he had protested any attempt to develop homes in the area until the school district built the new high school on Alexander and North Fifth. He said that project changed the complexion of the area and because of the school, industrial businesses did not want to locate in the area. The proposed increased width of North Fifth Street was the ultimate mixing of residential and industrial traffic. Mr. Welch cited an article in the Review Journal which reported on the shortage of apartments in the area. He believed the high density residential would be a buffer between the single-family and the industrial area.

Ms. Lazovich said there should be a balance of residential uses because not having any apartments was just as bad as having too many. Most of the project was a for-sale product of attached and detached single-family residences.

Chairman Aston closed the Public Hearing.

Commissioner Brown stated he believed the buffer should go all the way across the property and not just this section. Commissioner Trivedi asked about the traffic impacts. Staff stated industrial would have less traffic, but larger trucks and multi-family would increase the number of vehicles. Vice Chairman Cato stated she could not approve apartments in an industrial area even though there was shortage of apartments in North Las Vegas.

Commissioner Shull stated he had a business relationship with the Mendenhall Family Trust, but it would not prevent him from voting on this item.

ACTION: DENIED

MOTION: Commissioner Leavitt

SECOND: Vice Chairman Cato

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

NAYS: Commissioners Shull and Stone

ABSTAIN: None

- 26) **ZN-81-04 (16025) CRAIG & S. E. 5<sup>TH</sup> (PUBLIC HEARING): AN APPLICATION SUBMITTED BY ROBERT MENDENHALL AND SUSAN KRYGIELL ON BEHALF OF MENDEHALL LEGACY, LP, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN M-2 GENERAL INDUSTRIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 466 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS GENERALLY LOCATED EAST OF NORTH FIFTH STREET AND APPROXIMATELY 650 FEET SOUTH OF CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-02-401-003.**

Planning Manager Marc Jordan stated Staff recommended denial.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant and stated they had increased the Light Industrial area to 16 acres from ten acres at Staff's recommendation. She stated they had neighborhood meetings to determine how they could build a product that would be acceptable to them. Ms. Lazovich said a disclosure would be recorded so it appeared on a preliminary title report so anyone purchasing a home in the project would be aware of the light industrial area around them.

Chairman Aston opened the Public Hearing.

**Richard Warpack, 3221 East Ana Street, Rancho Dominguez, California**, stated he was a property owner on 4080 Arcada Way. He believed the residential portion of this application should not be placed in an industrial area. The type of work done in an industrial area could produce offensive smells and noise.

**Paul Larsen, 300 South 4th Street, Las Vegas**, stated the power plant contained engines similar to jet engines and operated 24 hours, seven days a week. He believed the buffer would not be adequate. He said residential property owners should be notified about the power plant so they would have no standing to challenge the operation. He supported Staff's recommendation to eliminate the high density residential portion of the application.

**Cliff Wilson, 4026 Hemphill Street, North Las Vegas**, stated growth should not come at the expense of North Las Vegas families. He stated the schools in the area were over capacity and he preferred not to have the multi-family portion of the application. He did not want more apartments in his area.

**Bob Borgersen, 4751 Possum Berry Lane, North Las Vegas**, stated he was almost directly across the street from this property and he believed there were too many multi-family projects. He did not believe the industrial zoning mixed well with residential zoning.

**Woodrow Finney, 4716 Vista Del Rey Court, North Las Vegas**, stated he was located right off of 5<sup>th</sup> Street and stated he was against developing residential projects in this area because it increased the traffic. He believed a park or recreation center should be placed on this site.

**Michael Maiorino, 603 Spirit Lake Court, North Las Vegas**, stated he represented some of his neighbors and they were for the commercial, but against the residential portion of this application.

**David Guy, 1011 East Alexander Road, North Las Vegas**, stated he was a plant manager of a cement block manufacturing plant and they operated 24 hours a day, seven days a week, at 97dB which was like having a motorcycle right next to you on the freeway. He believed the operation was not compatible with residential.

**Spencer Apple, 1011 East Alexander Road, North Las Vegas**, stated he owned a concrete block company at the southwest corner of 5<sup>th</sup> Street and Alexander Road. He said the area was full of heavy industry and was not a good mix with residential.

**Erin Kelly, 1011 East Alexander Road, North Las Vegas**, said she was the general manager of the concrete block company at this address. She stated the production was loud, produced a constant vibration and utilized large trucks for delivery. She believed the area should contain similar uses and not residential.

**Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas**, stated the power plant was loud and he heard it in his home. He did not want the residential or the industrial in the area.

**Vincent Balistreri, 4825 Harold Street, North Las Vegas**, stated he was against the project.

**Bill Dolan, 4111 Boulder Drive, North Las Vegas**, stated he no longer lived in the area, but was there in support of the neighbors. He said the high school was already at capacity and adding the high density residential would overcrowd the school. He preferred commercial zoning.

**Linda Sanders, 2105 East Alexander Road, North Las Vegas**, stated she owned a kennel and was concerned the neighbors would complain about barking dogs. The area was not suitable for residences because of the types of businesses located there.

**Martin Welsh, 199 North Arroyo Grande Boulevard, Suite 200, Henderson**, represented Rinker Materials and occupied property adjacent to the electric plant. Mr. Welsh stated he was neutral on the project if the applicant created a deed restriction for new residents to be aware of the area.

**Golden Welch, 4420 South Decatur Boulevard, Las Vegas**, the applicant, stated he was sensitive to mixing residential and industrial uses. He explained he had protested any attempt to develop homes in the area until the school district built the new high school on Alexander and North Fifth. He said that project changed the complexion of the area and because of the school, industrial businesses did not want to locate in the area. The proposed increased width of North Fifth Street was the ultimate mixing of residential and

industrial traffic. Mr. Welch cited an article in the Review Journal which reported on the shortage of apartments in the area. He believed the high density residential would be a buffer between the single-family and the industrial area.

Ms. Lazovich said there should be a balance of residential uses because not having any apartments was just as bad as having too many. Most of the project was a for-sale product of attached and detached single-family residences.

Chairman Aston closed the Public Hearing.

Commissioner Brown stated he believed the buffer should go all the way across the property and not just this section. Commissioner Trivedi asked about the traffic impacts. Staff stated industrial would have less traffic, but larger trucks and multi-family would increase the number of vehicles. Vice Chairman Cato stated she could not approve apartments in an industrial area even though there was shortage of apartments in North Las Vegas.

Commissioner Shull stated he had a business relationship with the Mendenhall Family Trust, but it would not prevent him from voting on this item.

ACTION: DENIED

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

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

NAYS: Commissioner Shull

ABSTAIN: None

- 27) **T-1123 ( 16008) CRAIG & S. E. 5<sup>TH</sup>: AN APPLICATION SUBMITTED BY ROBERT MENDENHALL AND SUSAN KRYGIELL ON BEHALF OF THE MENDENHALL LEGACY, LP, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN M-2 GENERAL INDUSTRIAL DISTRICT (PROPOSED PUD PLANNED UNIT DEVELOPMENT DISTRICT) CONSISTING OF 466 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS GENERALLY LOCATED AT THE NORTHEAST CORNER OF NORTH FIFTH STREET AND ALEXANDER ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-02-401-003.**

Planning Manager Marc Jordan stated Staff recommended denial unless the applicant wanted to continue the item indefinitely.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas**, stated the applicant would be fine with the denial.

ACTION: DENIED

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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

NAYS: Commissioners Shull and Stone

ABSTAIN: None

- 28) **AMP-61-04 (16031) CRAIG & S. E. 5<sup>TH</sup> (PUBLIC HEARING): AN APPLICATION SUBMITTED BY ROBERT MENDENHALL AND SUSAN KRYGIELL ON BEHALF OF MENDEHALL LEGACY, LP, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF INDUSTRIAL TO HDR HIGH DENSITY RESIDENTIAL. THE PROPERTY IS GENERALLY LOCATED WEST OF ARCATA WAY AND APPROXIMATELY 212 FEET NORTH OF ALEXANDER ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-02-401-003.**

Planning Manager Marc Jordan stated Staff recommended denial.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant and stated they had increased the Light Industrial area to 16 acres from ten acres at Staff's recommendation. She stated they had neighborhood meetings to determine how they could build a product that would be acceptable to them. Ms. Lazovich said a disclosure would be recorded so it appeared on a preliminary title report so anyone purchasing a home in the project would be aware of the light industrial area around them.

Chairman Aston opened the Public Hearing.

**Richard Warpach, 3221 East Ana Street, Rancho Dominguez, California**, stated he was a property owner on 4080 Arcada Way. He believed the residential portion of this application should not be placed in an industrial area. The type of work done in an industrial area could produce offensive smells and noise.

**Paul Larsen, 300 South 4th Street, Las Vegas**, stated the power plant contained engines similar to jet engines and operated 24 hours, seven days a week. He believed the buffer would not be adequate. He said residential property owners should be notified about the power plant so they would have no standing to challenge the operation. He supported Staff's recommendation to eliminate the high density residential portion of the application.

**Cliff Wilson, 4026 Hemphill Street, North Las Vegas**, stated growth should not come at the expense of North Las Vegas families. He stated the schools in the area were over capacity and he preferred not to have the multi-family portion of the application. He did not want more apartments in his area.

**Bob Borgersen, 4751 Possum Berry Lane, North Las Vegas**, stated he was almost directly across the street from this property and he believed there were too many multi-family projects. He did not believe the industrial zoning mixed well with residential zoning.

**Woodrow Finney, 4716 Vista Del Rey Court, North Las Vegas**, stated he was located right off of 5<sup>th</sup> Street and stated he was against developing residential projects in this area

because it increased the traffic. He believed a park or recreation center should be placed on this site.

**Michael Maiorino, 603 Spirit Lake Court, North Las Vegas**, stated he represented some of his neighbors and they were for the commercial, but against the residential portion of this application.

**David Guy, 1011 East Alexander Road, North Las Vegas**, stated he was a plant manager of a cement block manufacturing plant and they operated 24 hours a day, seven days a week, at 97dB which was like having a motorcycle right next to you on the freeway. He believed the operation was not compatible with residential.

**Spencer Apple, 1011 East Alexander Road, North Las Vegas**, stated he owned a concrete block company at the southwest corner of 5<sup>th</sup> Street and Alexander Road. He said the area was full of heavy industry and was not a good mix with residential.

**Erin Kelly, 1011 East Alexander Road, North Las Vegas**, said she was the general manager of the concrete block company at this address. She stated the production was loud, produced a constant vibration and utilized large trucks for delivery. She believed the area should contain similar uses and not residential.

**Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas**, stated the power plant was loud and he heard it in his home. He did not want the residential or the industrial in the area.

**Vincent Balistreri, 4825 Harold Street, North Las Vegas**, stated he was against the project.

**Bill Dolan, 4111 Boulder Drive, North Las Vegas**, stated he no longer lived in the area, but was there in support of the neighbors. He said the high school was already at capacity and adding the high density residential would overcrowd the school. He preferred commercial zoning.

**Linda Sanders, 2105 East Alexander Road, North Las Vegas**, stated she owned a kennel and was concerned the neighbors would complain about barking dogs. The area was not suitable for residences because of the types of businesses located there.

**Martin Welsh, 199 North Arroyo Grande Boulevard, Suite 200, Henderson**, represented Rinker Materials and occupied property adjacent to the electric plant. Mr. Welsh stated he was neutral on the project if the applicant created a deed restriction for new residents to be aware of the area.

**Golden Welch, 4420 South Decatur Boulevard, Las Vegas**, the applicant, stated he was sensitive to mixing residential and industrial uses. He explained he had protested any attempt to develop homes in the area until the school district built the new high school on

Alexander and North Fifth. He said that project changed the complexion of the area and because of the school, industrial businesses did not want to locate in the area. The proposed increased width of North Fifth Street was the ultimate mixing of residential and industrial traffic. Mr. Welch cited an article in the Review Journal which reported on the shortage of apartments in the area. He believed the high density residential would be a buffer between the single-family and the industrial area.

Ms. Lazovich said there should be a balance of residential uses because not having any rental units was just as bad as having too many. Most of the project was a for-sale product of attached and detached single-family residences.

Chairman Aston closed the Public Hearing.

Commissioner Brown stated he believed the buffer should go all the way across the property and not just this section. Commissioner Trivedi asked about the traffic impacts. Staff stated industrial would have less traffic, but larger trucks and multi-family would increase the number of vehicles. Vice Chairman Cato stated she could not approve apartments in an industrial area even though there was shortage of apartments in North Las Vegas.

Commissioner Shull stated he had a business relationship with the Mendenhall Family Trust, but it would not prevent him from voting on this item.

ACTION: DENIED

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

- 29) **AMP-65-04 (16027) CRAIG & S. E. 5<sup>TH</sup> (PUBLIC HEARING): AN APPLICATION SUBMITTED BY ROBERT MENDENHALL AND SUSAN KRYGIELL ON BEHALF OF THE MENDEHALL LEGACY, LP, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF INDUSTRIAL TO LIGHT INDUSTRIAL. THE PROPERTY IS GENERALLY LOCATED AT THE NORTHWEST CORNER OF ARCATA WAY AND ALEXANDER ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-02-401-003.**

Planning Manager Marc Jordan stated he would discuss Items 23 through 32 because they were related to one another. Staff had no objections to the majority of the applications. There were landuse compatibility issues and buffers which should be modified and Staff would work with the applicant on those issues if Planning Commission should approve the applications.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant and stated they had increased the Light Industrial area to 16 acres from ten acres at Staff's recommendation. She stated they had neighborhood meetings to determine how they could build a product that would be acceptable to them. Ms. Lazovich said a disclosure would be recorded so it appeared on a preliminary title report so anyone purchasing a home in the project would be aware of the light industrial area around them.

Chairman Aston opened the Public Hearing.

**Richard Warpack, 3221 East Ana Street, Rancho Dominguez, California**, stated he was a property owner on 4080 Arcada Way. He believed the residential portion of this application should not be placed in an industrial area. The type of work done in an industrial area could produce offensive smells and noise.

**Paul Larsen, 300 South 4th Street, Las Vegas**, stated the power plant contained engines similar to jet engines and operated 24 hours, seven days a week. He believed the buffer would not be adequate. He said residential property owners should be notified about the power plant so they would have no standing to challenge the operation. He supported Staff's recommendation to eliminate the high density residential portion of the application.

**Cliff Wilson, 4026 Hemphill Street, North Las Vegas**, stated growth should not come at the expense of North Las Vegas families. He stated the schools in the area were over capacity and he preferred not to have the multi-family portion of the application. He did not want more apartments in his area.

**Bob Borgersen, 4751 Possum Berry Lane, North Las Vegas**, stated he was almost directly across the street from this property and he believed there were too many multi-family projects. He did not believe the industrial zoning mixed well with residential zoning.

**Woodrow Finney, 4716 Vista Del Rey Court, North Las Vegas**, stated he was located right off of 5<sup>th</sup> Street and stated he was against developing residential projects in this area because it increased the traffic. He believed a park or recreation center should be placed on this site.

**Michael Maiorino, 603 Spirit Lake Court, North Las Vegas**, stated he represented some of his neighbors and they were for the commercial, but against the residential portion of this application.

**David Guy, 1011 East Alexander Road, North Las Vegas**, stated he was a plant manager of a cement block manufacturing plant and they operated 24 hours a day, seven days a week, at 97dB which was like having a motorcycle right next to you on the freeway. He believed the operation was not compatible with residential.

**Spencer Apple, 1011 East Alexander Road, North Las Vegas**, stated he owned a concrete block company at the southwest corner of 5<sup>th</sup> Street and Alexander Road. He said the area was full of heavy industry and was not a good mix with residential.

**Erin Kelly, 1011 East Alexander Road, North Las Vegas**, said she was the general manager of the concrete block company at this address. She stated the production was loud, produced a constant vibration and utilized large trucks for delivery. She believed the area should contain similar uses and not residential.

**Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas**, stated the power plant was loud and he heard it in his home. He did not want the residential or the industrial in the area.

**Vincent Balistreri, 4825 Harold Street, North Las Vegas**, stated he was against the project.

**Bill Dolan, 4111 Boulder Drive, North Las Vegas**, stated he no longer lived in the area, but was there in support of the neighbors. He said the high school was already at capacity and adding the high density residential would overcrowd the school. He preferred commercial zoning.

**Linda Sanders, 2105 East Alexander Road, North Las Vegas**, stated she owned a kennel and was concerned the neighbors would complain about barking dogs. The area was not suitable for residences because of the types of businesses located there.

**Martin Welsh, 199 North Arroyo Grande Boulevard, Suite 200, Henderson**, represented Rinker Materials and occupied property adjacent to the electric plant. Mr. Welsh stated he was neutral on the project if the applicant created a deed restriction for new residents to be aware of the area.

**Golden Welch, 4420 South Decatur Boulevard, Las Vegas**, the applicant, stated he was sensitive to mixing residential and industrial uses. He explained he had protested any attempt to develop homes in the area until the school district built the new high school on Alexander and North Fifth. He said that project changed the complexion of the area and because of the school, industrial businesses did not want to locate in the area. The proposed increased width of North Fifth Street was the ultimate mixing of residential and industrial traffic. Mr. Welch cited an article in the Review Journal which reported on the shortage of apartments in the area. He believed the high density residential would be a buffer between the single-family and the industrial area.

Ms. Lazovich said there should be a balance of residential uses because not having any rental units was just as bad as having too many. Most of the project was a for-sale product of attached and detached single-family residences.

Chairman Aston closed the Public Hearing.

Commissioner Brown stated he believed the buffer should go all the way across the property and not just this section. Commissioner Trivedi asked about the traffic impacts. Staff stated industrial would have less traffic, but larger trucks and multi-family would increase the number of vehicles. Vice Chairman Cato stated she could not approve apartments in an industrial area even though there was shortage of apartments in North Las Vegas.

Commissioner Shull stated he had a business relationship with the Mendenhall Family Trust, but it would not prevent him from voting on this item.

ACTION: DENIED

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

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

NAYS: Chairman Aston and Commissioner Brown

ABSTAIN: None

- 30) **ZN-78-04 (16018) CRAIG & S. E. 5<sup>TH</sup> (PUBLIC HEARING): AN APPLICATION SUBMITTED BY ROBERT MENDENHALL AND SUSAN KRYGIELL ON BEHALF OF THE MENDEHALL LEGACY, LP, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN M-2 GENERAL INDUSTRIAL DISTRICT TO AN M-1 BUSINESS PARK INDUSTRIAL DISTRICT. THE PROPERTY IS GENERALLY LOCATED AT THE NORTHWEST CORNER OF ARCATA WAY AND ALEXANDER ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-02-401-003.**

Planning Manager Marc Jordan stated Staff recommended denial of this application based upon the denial of Item 29.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant and stated they had increased the Light Industrial area to 16 acres from ten acres at Staff's recommendation. She stated they had neighborhood meetings to determine how they could build a product that would be acceptable to them. Ms. Lazovich said a disclosure would be recorded so it appeared on a preliminary title report so anyone purchasing a home in the project would be aware of the light industrial area around them.

Chairman Aston opened the Public Hearing.

**Richard Warpack, 3221 East Ana Street, Rancho Dominguez, California**, stated he was a property owner on 4080 Arcada Way. He believed the residential portion of this application should not be placed in an industrial area. The type of work done in an industrial area could produce offensive smells and noise.

**Paul Larsen, 300 South 4th Street, Las Vegas**, stated the power plant contained engines similar to jet engines and operated 24 hours, seven days a week. He believed the buffer would not be adequate. He said residential property owners should be notified about the power plant so they would have no standing to challenge the operation. He supported Staff's recommendation to eliminate the high density residential portion of the application.

**Cliff Wilson, 4026 Hemphill Street, North Las Vegas**, stated growth should not come at the expense of North Las Vegas families. He stated the schools in the area were over capacity and he preferred not to have the multi-family portion of the application. He did not want more apartments in his area.

**Bob Borgersen, 4751 Possum Berry Lane, North Las Vegas**, stated he was almost directly across the street from this property and he believed there were too many multi-family projects. He did not believe the industrial zoning mixed well with residential zoning.

**Woodrow Finney, 4716 Vista Del Rey Court, North Las Vegas**, stated he was located right off of 5<sup>th</sup> Street and stated he was against developing residential projects in this area because it increased the traffic. He believed a park or recreation center should be placed on this site.

**Michael Maiorino, 603 Spirit Lake Court, North Las Vegas**, stated he represented some of his neighbors and they were for the commercial, but against the residential portion of this application.

**David Guy, 1011 East Alexander Road, North Las Vegas**, stated he was a plant manager of a cement block manufacturing plant and they operated 24 hours a day, seven days a week, at 97dB which was like having a motorcycle right next to you on the freeway. He believed the operation was not compatible with residential.

**Spencer Apple, 1011 East Alexander Road, North Las Vegas**, stated he owned a concrete block company at the southwest corner of 5<sup>th</sup> Street and Alexander Road. He said the area was full of heavy industry and was not a good mix with residential.

**Erin Kelly, 1011 East Alexander Road, North Las Vegas**, said she was the general manager of the concrete block company at this address. She stated the production was loud, produced a constant vibration and utilized large trucks for delivery. She believed the area should contain similar uses and not residential.

**Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas**, stated the power plant was loud and he heard it in his home. He did not want the residential or the industrial in the area.

**Vincent Balistreri, 4825 Harold Street, North Las Vegas**, stated he was against the project.

**Bill Dolan, 4111 Boulder Drive, North Las Vegas**, stated he no longer lived in the area, but was there in support of the neighbors. He said the high school was already at capacity and adding the high density residential would overcrowd the school. He preferred commercial zoning.

**Linda Sanders, 2105 East Alexander Road, North Las Vegas**, stated she owned a kennel and was concerned the neighbors would complain about barking dogs. The area was not suitable for residences because of the types of businesses located there.

**Martin Welsh, 199 North Arroyo Grande Boulevard, Suite 200, Henderson**, represented Rinker Materials and occupied property adjacent to the electric plant. Mr. Welsh stated he was neutral on the project if the applicant created a deed restriction for new residents to be aware of the area.

**Golden Welch, 4420 South Decatur Boulevard, Las Vegas**, the applicant, stated he was

sensitive to mixing residential and industrial uses. He explained he had protested any attempt to develop homes in the area until the school district built the new high school on Alexander and North Fifth. He said that project changed the complexion of the area and because of the school, industrial businesses did not want to locate in the area. The proposed increased width of North Fifth Street was the ultimate mixing of residential and industrial traffic. Mr. Welch cited an article in the Review Journal which reported on the shortage of apartments in the area. He believed the high density residential would be a buffer between the single-family and the industrial area.

Ms. Lazovich said there should be a balance of residential uses because not having any rental units was just as bad as having too many. Most of the project was a for-sale product of attached and detached single-family residences.

Chairman Aston closed the Public Hearing.

Commissioner Brown stated he believed the buffer should go all the way across the property and not just this section. Commissioner Trivedi asked about the traffic impacts. Staff stated industrial would have less traffic, but larger trucks and multi-family would increase the number of vehicles. Vice Chairman Cato stated she could not approve apartments in an industrial area even though there was shortage of apartments in North Las Vegas.

Commissioner Shull stated he had a business relationship with the Mendenhall Family Trust, but it would not prevent him from voting on this item.

ACTION: DENIED

MOTION: Commissioner Stone

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

- 31) **AMP-63-04 (16029) CRAIG & S. E. 5<sup>TH</sup> (PUBLIC HEARING): AN APPLICATION SUBMITTED BY ROBERT MENDENHALL AND SUSAN KRYGIELL ON BEHALF OF THE MENDEHALL LEGACY, LP, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF INDUSTRIAL AND LIGHT INDUSTRIAL TO MHDR MEDIUM-HIGH DENSITY RESIDENTIAL. THE PROPERTY IS GENERALLY LOCATED AT THE NORTHEAST CORNER OF NORTH FIFTH STREET AND ALEXANDER ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-02-401-003.**

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

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant and stated they had increased the Light Industrial area to 16 acres from ten acres at Staff's recommendation. She stated they had neighborhood meetings to determine how they could build a product that would be acceptable to them. Ms. Lazovich said a disclosure would be recorded so it appeared on a preliminary title report so anyone purchasing a home in the project would be aware of the light industrial area around them.

Chairman Aston opened the Public Hearing.

**Richard Warpack, 3221 East Ana Street, Rancho Dominguez, California**, stated he was a property owner on 4080 Arcada Way. He believed the residential portion of this application should not be placed in an industrial area. The type of work done in an industrial area could produce offensive smells and noise.

**Paul Larsen, 300 South 4th Street, Las Vegas**, stated the power plant contained engines similar to jet engines and operated 24 hours, seven days a week. He believed the buffer would not be adequate. He said residential property owners should be notified about the power plant so they would have no standing to challenge the operation. He supported Staff's recommendation to eliminate the high density residential portion of the application.

**Cliff Wilson, 4026 Hemphill Street, North Las Vegas**, stated growth should not come at the expense of North Las Vegas families. He stated the schools in the area were over capacity and he preferred not to have the multi-family portion of the application. He did not want more apartments in his area.

**Bob Borgersen, 4751 Possum Berry Lane, North Las Vegas**, stated he was almost directly across the street from this property and he believed there were too many multi-family projects. He did not believe the industrial zoning mixed well with residential zoning.

**Woodrow Finney, 4716 Vista Del Rey Court, North Las Vegas**, stated he was located right off of 5<sup>th</sup> Street and stated he was against developing residential projects in this area because it increased the traffic. He believed a park or recreation center should be placed on this site.

**Michael Maiorino, 603 Spirit Lake Court, North Las Vegas**, stated he represented some of his neighbors and they were for the commercial, but against the residential portion of this application.

**David Guy, 1011 East Alexander Road, North Las Vegas**, stated he was a plant manager of a cement block manufacturing plant and they operated 24 hours a day, seven days a week, at 97dB which was like having a motorcycle right next to you on the freeway. He believed the operation was not compatible with residential.

**Spencer Apple, 1011 East Alexander Road, North Las Vegas**, stated he owned a concrete block company at the southwest corner of 5<sup>th</sup> Street and Alexander Road. He said the area was full of heavy industry and was not a good mix with residential.

**Erin Kelly, 1011 East Alexander Road, North Las Vegas**, said she was the general manager of the concrete block company at this address. She stated the production was loud, produced a constant vibration and utilized large trucks for delivery. She believed the area should contain similar uses and not residential.

**Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas**, stated the power plant was loud and he heard it in his home. He did not want the residential or the industrial in the area.

**Vincent Balistreri, 4825 Harold Street, North Las Vegas**, stated he was against the project.

**Bill Dolan, 4111 Boulder Drive, North Las Vegas**, stated he no longer lived in the area, but was there in support of the neighbors. He said the high school was already at capacity and adding the high density residential would overcrowd the school. He preferred commercial zoning.

**Linda Sanders, 2105 East Alexander Road, North Las Vegas**, stated she owned a kennel and was concerned the neighbors would complain about barking dogs. The area was not suitable for residences because of the types of businesses located there.

**Martin Welsh, 199 North Arroyo Grande Boulevard, Suite 200, Henderson**, represented Rinker Materials and occupied property adjacent to the electric plant. Mr. Welsh stated he was neutral on the project if the applicant created a deed restriction for new residents to be aware of the area.

**Golden Welch, 4420 South Decatur Boulevard, Las Vegas**, the applicant, stated he was

sensitive to mixing residential and industrial uses. He explained he had protested any attempt to develop homes in the area until the school district built the new high school on Alexander and North Fifth. He said that project changed the complexion of the area and because of the school, industrial businesses did not want to locate in the area. The proposed increased width of North Fifth Street was the ultimate mixing of residential and industrial traffic. Mr. Welch cited an article in the Review Journal which reported on the shortage of apartments in the area. He believed the high density residential would be a buffer between the single-family and the industrial area.

Ms. Lazovich said there should be a balance of residential uses because not having any rental units was just as bad as having too many. Most of the project was a for-sale product of attached and detached single-family residences.

Chairman Aston closed the Public Hearing.

Commissioner Brown stated he believed the buffer should go all the way across the property and not just this section. Commissioner Trivedi asked about the traffic impacts. Staff stated industrial would have less traffic, but larger trucks and multi-family would increase the number of vehicles. Vice Chairman Cato stated she could not approve apartments in an industrial area even though there was shortage of apartments in North Las Vegas.

Commissioner Shull stated he had a business relationship with the Mendenhall Family Trust, but it would not prevent him from voting on this item.

ACTION: DENIED

MOTION: Commissioner Stone

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

- 32) **ZN-80-04 (16020) CRAIG & S. E. 5<sup>TH</sup> (PUBLIC HEARING): AN APPLICATION SUBMITTED BY ROBERT MENDENHALL AND SUSAN KRYGIELL ON BEHALF OF THE MENDEHALL LEGACY, LP, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN M-2 GENERAL INDUSTRIAL DISTRICT TO AN R-3 MULTIFAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS GENERALLY LOCATED AT THE NORTHEAST CORNER OF NORTH FIFTH STREET AND ALEXANDER ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-02-401-003.**

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

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant and stated they had increased the Light Industrial area to 16 acres from ten acres at Staff's recommendation. She stated they had neighborhood meetings to determine how they could build a product that would be acceptable to them. Ms. Lazovich said a disclosure would be recorded so it appeared on a preliminary title report so anyone purchasing a home in the project would be aware of the light industrial area around them.

Chairman Aston opened the Public Hearing.

**Richard Warpack, 3221 East Ana Street, Rancho Dominguez, California**, stated he was a property owner on 4080 Arcada Way. He believed the residential portion of this application should not be placed in an industrial area. The type of work done in an industrial area could produce offensive smells and noise.

**Paul Larsen, 300 South 4th Street, Las Vegas**, stated the power plant contained engines similar to jet engines and operated 24 hours, seven days a week. He believed the buffer would not be adequate. He said residential property owners should be notified about the power plant so they would have no standing to challenge the operation. He supported Staff's recommendation to eliminate the high density residential portion of the application.

**Cliff Wilson, 4026 Hemphill Street, North Las Vegas**, stated growth should not come at the expense of North Las Vegas families. He stated the schools in the area were over capacity and he preferred not to have the multi-family portion of the application. He did not want more apartments in his area.

**Bob Borgersen, 4751 Possum Berry Lane, North Las Vegas**, stated he was almost directly across the street from this property and he believed there were too many multi-family projects. He did not believe the industrial zoning mixed well with residential zoning.

**Woodrow Finney, 4716 Vista Del Rey Court, North Las Vegas**, stated he was located right off of 5<sup>th</sup> Street and stated he was against developing residential projects in this area because it increased the traffic. He believed a park or recreation center should be placed on this site.

**Michael Maiorino, 603 Spirit Lake Court, North Las Vegas**, stated he represented some of his neighbors and they were for the commercial, but against the residential portion of this application.

**David Guy, 1011 East Alexander Road, North Las Vegas**, stated he was a plant manager of a cement block manufacturing plant and they operated 24 hours a day, seven days a week, at 97dB which was like having a motorcycle right next to you on the freeway. He believed the operation was not compatible with residential.

**Spencer Apple, 1011 East Alexander Road, North Las Vegas**, stated he owned a concrete block company at the southwest corner of 5<sup>th</sup> Street and Alexander Road. He said the area was full of heavy industry and was not a good mix with residential.

**Erin Kelly, 1011 East Alexander Road, North Las Vegas**, said she was the general manager of the concrete block company at this address. She stated the production was loud, produced a constant vibration and utilized large trucks for delivery. She believed the area should contain similar uses and not residential.

**Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas**, stated the power plant was loud and he heard it in his home. He did not want the residential or the industrial in the area.

**Vincent Balistreri, 4825 Harold Street, North Las Vegas**, stated he was against the project.

**Bill Dolan, 4111 Boulder Drive, North Las Vegas**, stated he no longer lived in the area, but was there in support of the neighbors. He said the high school was already at capacity and adding the high density residential would overcrowd the school. He preferred commercial zoning.

**Linda Sanders, 2105 East Alexander Road, North Las Vegas**, stated she owned a kennel and was concerned the neighbors would complain about barking dogs. The area was not suitable for residences because of the types of businesses located there.

**Martin Welsh, 199 North Arroyo Grande Boulevard, Suite 200, Henderson**, represented Rinker Materials and occupied property adjacent to the electric plant. Mr. Welsh stated he was neutral on the project if the applicant created a deed restriction for new residents to be aware of the area.

**Golden Welch, 4420 South Decatur Boulevard, Las Vegas**, the applicant, stated he was

sensitive to mixing residential and industrial uses. He explained he had protested any attempt to develop homes in the area until the school district built the new high school on Alexander and North Fifth. He said that project changed the complexion of the area and because of the school, industrial businesses did not want to locate in the area. The proposed increased width of North Fifth Street was the ultimate mixing of residential and industrial traffic. Mr. Welch cited an article in the Review Journal which reported on the shortage of apartments in the area. He believed the high density residential would be a buffer between the single-family and the industrial area.

Ms. Lazovich said there should be a balance of residential uses because not having any rental units was just as bad as having too many. Most of the project was a for-sale product of attached and detached single-family residences.

Chairman Aston closed the Public Hearing.

Commissioner Brown stated he believed the buffer should go all the way across the property and not just this section. Commissioner Trivedi asked about the traffic impacts. Staff stated industrial would have less traffic, but larger trucks and multi-family would increase the number of vehicles. Vice Chairman Cato stated she could not approve apartments in an industrial area even though there was shortage of apartments in North Las Vegas.

Commissioner Shull stated he had a business relationship with the Mendenhall Family Trust, but it would not prevent him from voting on this item.

ACTION: DENIED

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

- 33) FDP-15-04 (16350) LAMB/TROPICAL: AN APPLICATION SUBMITTED BY RICHMOND AMERICAN HOMES, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF 231 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF LAMB BOULEVARD AND AZURE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 123-29-201-001.**

Planner Ned Thomas 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.
2. That the commercial development shall comply with all conditions of approval for ZN-07-04 and T-1070.
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. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
5. A revocable encroachment permit for landscaping within the public right-of-way is required.

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

**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**

**34) SPR-39-04 (16474) CENTENNIAL 5 RETAIL PLAZA: AN APPLICATION SUBMITTED BY LOCHSA ENGINEERING, ON BEHALF OF CENTENNIAL 5 DEVELOPMENT, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-2 GENERAL COMMERCIAL DISTRICT CONSISTING OF A 29,981 SQUARE-FOOT COMMERCIAL CENTER. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF GOLDFIELD STREET AND CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-22-801-013.**

Planner Ned Thomas stated Staff recommended approval with 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 of this site shall be in compliance with the Commercial Design Guidelines, unless specifically mentioned herein.
3. A minimum of four bicycle parking stalls shall be provided near the pedestrian plaza area and shall not interfere with pedestrian accessways or required landscaping.
4. A minimum 250 square feet of pedestrian plaza area shall be constructed with the first phase of development.
5. The convenience store with gas pumps is not to be considered or implied to be approved with this site plan and shall require a special use permit, if desired by the property owner. All reviewing departments shall reserve comment on such use and site design until such time that a special use permit is sought, when new conditions, comments and stipulations may or may not be imposed.
6. Exterior roof ladders are not permitted. Access to the roofs shall be from within the buildings.
7. Exterior down spouts for roof water drainage are not permitted.
8. A Master Sign Program shall be submitted to and accepted by the City prior to the issuance of a Certificate of Occupancy for any building and prior to the application of any building permit(s) for any signage.
9. This site plan shall comply with all applicable conditions of approval of UN-61-03 and T-1074.
10. Landscape islands shall not be required within the row (including the western end of the row) of parking perpendicular and adjacent to the northern (rear) side of the building, nor at the southern end of the row of parking perpendicular and adjacent to the eastern (rear) side of the pharmacy.

11. This property shall provide a cross access easement to the property to the east, more specifically APN 124-22-801-014.
12. This development shall provide a minimum of twenty two (22) feet clear from the property line along Centennial Parkway to the nearest curb face of the south parking lot. Should condition number eighteen (18) of the conditions of approval for UN-61-03 not be eliminated or revised, this site plan shall be revised to comply with the condition as previously approved.
13. No trees shall be planted within five feet either side of the box culvert that will be constructed within the drainage easement on the north side of Centennial Parkway.
14. All Nevada Power Company easements and poles must be shown. The poles shall be fully located within the landscape area and if the relocation of any poles is required it will be at the expense of the developer.
15. 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. Centennial Parkway 50 feet
  - b. Goldfield Street 30 feet
16. A revocable encroachment permit for landscaping in the public right-of-way is required.
17. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
18. Approval of a drainage study is required prior to submittal of the civil improvement plans.
19. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
20. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
21. Approval of a traffic study is required prior to submittal of the civil improvement plans.
22. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway.

23. The number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.
24. 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.
25. The property owner is required to grant a roadway easement for commercial driveway(s).
26. In-lieu of the requirement for one landscaped island for every fifteen parking spaces in a row, one half-diamond planter shall be provided for every three parking spaces within the row of parking that faces / fronts Centennial Parkway. One 24-inch box tree shall be planted within each half-diamond.
27. Up to thirty-five (35) parking stalls facing Centennial Parkway may be compact spaces.
28. In-lieu of required foundation landscaping, the applicant shall provide a covered walkway between the face of the building and the parking areas. The covered walkway shall be a minimum 11 feet in width. Potted plants with automatic irrigation systems shall be interspersed along the covered walkway.

**Ted Egerton, 6345 South Jones Boulevard, Las Vegas**, represented the applicant and stated he concurred with Staff's recommendation.

ACTION: APPROVED

MOTION: Commissioner Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

- 35) **AMP-79-04 (16656) DESERT MOON UNIT 1 (PUBLIC HEARING): AN APPLICATION SUBMITTED BY R. L. HOMES ON BEHALF OF MAUYEN 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.**

Planner Ned Thomas stated Staff recommended approval as the application met all guidelines.

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

Chairman Aston opened the Public Hearing.

**Ken Andrade, 447 River Glider Avenue, North Las Vegas**, stated the two-story homes abutting the wall behind his home would take away all of his privacy. Mr. Andrade did not want two-story homes to be built. He said his comments were the same for Item 36.

Chairman Aston closed the Public Hearing.

Ms. Lazovich stated the builder planned to build one and two story homes and would try to work with the neighbors to build the one-story homes behind them.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

**36) ZN-97-04 (16650) DESERT MOON UNIT 1(PUBLIC HEARING): AN APPLICATION SUBMITTED BY R. L. HOMES ON BEHALF OF MAUYEN 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.**

Planner Ned Thomas stated Staff recommended approval of this application with the following conditions:

1. Unless AMP-79-04 is approved by the City Council, this application shall be considered null and void.
2. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
3. The development shall not exceed 82 lots.
4. Prior to submitting civil improvement plans for review, the applicant shall provide documentation that the existing private street has been relinquished by all involved parties or the plan must be revised to accommodate that portion of the cul-de-sac that is located on the subject property.
5. Twenty-six feet (26') of additional right-of-way shall be dedicated for the Centennial Parkway Regional Flood Control facility.
6. The Project Benchmark provided shall reference the North American Vertical Datum of 1988.
7. 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.
8. 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. Centennial Parkway
9. The size and location of any proposed drainage facilities and/or easements are contingent upon review and approval of a Technical Drainage Study.

10. Approval of a drainage study is required prior to submittal of the civil improvement plans.
11. Trees shall not be planted within five feet either side of the box culvert to be installed within the Centennial Parkway flood control facility.
12. All local facilities and street centerline grades must be constructed in conformance with the *City of North Las Vegas' North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
13. The property owner is required to grant roadway easements where public and private streets intersect.
14. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
15. A revocable encroachment permit for landscaping within the public right of way is required.
16. All common elements shall be labeled and are to be maintained by the Homeowners' Association.
17. All landscape easements shall be labeled.
18. 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.
19. Approval of a traffic study, with queuing analysis, is required prior to submittal of the civil improvement plans.
20. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway.
21. 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.
22. As shown on the site plan, sidewalk, with a minimum width of four (4) feet, is required on a minimum of one side of all interior, private streets.
23. Entry location is 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.

24. Access to be limited to right turns in and out by the installation of a raised median island within Centennial Parkway.
25. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
26. 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.
27. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the Final Map.
28. The developer shall meet with the Departments of Parks and Recreation and Planning and Zoning to determine the amenities to be provided prior to submittal of a final development plan.
29. At a minimum, the following amenities shall be provided within the open space:
  - a. Circuitous lighted paths
  - b. A minimum of twenty 24-inch box trees per acre
  - c. At least two differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada.
  - d. At least one large open space area for group/organized play
  - e. One large group shade area/gazebo (30' diameter), lighted
  - f. Picnic tables and barbecue grills
  - g. Benches spaced along park pathways
  - h. Details of amenities to be provided
30. The 32-foot wide emergency access easement located between Lots 1 and 60 shall be landscaped in accordance with Section 17.24.210.D.4 of the Municipal Code. This area shall be developed as an integral part of the perimeter landscaping and as a common element to be maintained by the Homeowners Association. A security gate may be installed at the southern end of the easement.
31. The 20-foot drainage easement located between Lots 17 and 18 shall be labeled as a "Drainage and Pedestrian Access Easement" and landscaped in accordance with Section 17.24.210.D.4 of the Municipal Code. A security gate may be installed at the southern end of the easement.
32. Perimeter walls shall be owned and maintained by the Homeowners' Association.

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

Chairman Aston opened the Public Hearing.

**Ken Andrade, 447 River Glider Avenue, North Las Vegas**, stated the two-story homes abutting the wall behind his home would take away all of his privacy. Mr. Andrade did not want two-story homes to be built. He said his comments were the same for Item 36.

Chairman Aston closed the Public Hearing.

Ms. Lazovich asked that Condition No. 4 be amended to add "unless otherwise approved by the Director of Public Works" to the end of the condition. She stated they were close to resolving the issue with Public Works and this amendment would allow them to continue to work on it. Staff stated agreement with the amendment.

ACTION: APPROVED, AS AMENDED

CONDITION NO. 4 AMENDED TO READ AS FOLLOWS: PRIOR TO SUBMITTING CIVIL IMPROVEMENT PLANS FOR REVIEW, THE APPLICANT SHALL PROVIDE DOCUMENTATION THAT THE EXISTING PRIVATE STREET HAS BEEN RELINQUISHED BY ALL INVOLVED PARTIES OR THE PLAN MUST BE REVISED TO ACCOMMODATE THAT PORTION OF THE CUL-DE-SAC THAT IS LOCATED ON THE SUBJECT PROPERTY OR AS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

- 37) **T-1130 (16657) DESERT MOON UNIT 1: AN APPLICATION SUBMITTED BY R L HOMES ON BEHALF OF DARK LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A R-E RANCH ESTATES DISTRICT CONSISTING OF 82 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED APPROXIMATELY 420 FEET WEST OF COMMERCE STREET AND NORTH OF CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-401-003, 124-22-401-005 AND 124-22-401-006.**

Planner Ned Thomas stated Staff had no additional comments other than Planning Commission might want to address the two-story houses. Staff recommended approval 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 conditions of approval for ZN-97-04.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant and stated she could not commit the applicant to single-story homes at the location requested, but would contact and work with the neighbors to resolve their issues.

Chairman Aston asked if the Planning Commission could limit the type of home built at the northern property line. Planning Manager Marc Jordan stated they could add those conditions. Commissioner Brown stated he would prefer to let the application go through and allow the applicant to work with the neighbors.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Stone

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

NAYS: None

ABSTAIN: None

- 38) **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.**

The applicant requested this item be continued to October 13, 2004.

ACTION: CONTINUED TO OCTOBER 13, 2004

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

- 39) **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 this item be continued indefinitely.

ACTION: CONTINUED INDEFINITELY

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

- 40) **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 this item be continued to October 13, 2004.

ACTION: CONTINUED TO OCTOBER 13,2004

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:**

There were no participants

**DIRECTOR'S BUSINESS:**

Planning Manager Marc Jordan stated the 2<sup>nd</sup> meeting in November was usually held on the Tuesday before Thanksgiving and confirmed the Commission wanted to meet on Tuesday, November 23<sup>rd</sup>. He confirmed the meeting date for the second meeting in December.

**CHAIRMAN'S BUSINESS:**

None

**ADJOURNMENT:**

The meeting adjourned at 11:06 P.M.

ACTION: ADJOURNED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

APPROVED: DECEMBER 22, 2004

/s/ Jay Aston  
Chairman Jay Aston

ATTEST:

\_\_\_\_\_  
Recording Secretary