

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

January 26, 2005

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

BRIEFING: 6:30 pm., Conference Room, North Las Vegas City Hall,
2200 Civic Center Drive

CALL TO ORDER: 7:00 pm., Council Chambers, North Las Vegas City Hall,
2200 Civic Center Drive

ROLL CALL: Chairman Jay Aston - Present
Vice-Chairman Jo Cato - Present
Commissioner Dean Leavitt - Present
Commissioner Harry Shull - Present
Commissioner Steve Brown - Present
Commissioner Dilip Trivedi - Present
Commissioner Angelo Carvalho - Present

STAFF PRESENT: Jory Stewart, Planning and Development Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Vicki Adams, Planner
James Lewis, Sr. Deputy City Attorney
Nicholas Vaskov, Deputy City Attorney II
Randy Cagle, PW, Real Property Services Manager
Clete Kus, PW, Transportation Planner
James Aldrich, Fire Department
Tony Taylor, Parks Planner

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Commissioner Harry Shull

MINUTES

• **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING OF DECEMBER 22, 2004.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

CONSENT AGENDA

A. PW-09-05 (18992) SUPERIOR TIRE SERVICE CENTER: ACCEPT THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY NIGRO CONSTRUCTION, INC. AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$55,294.81.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

B. PW-10-05 (18993) G & K LAUNDRY: ACCEPT THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY G & K SERVICES, INC. AND ACCEPT THE OFF-SITE IMPROVEMENT BOND IN THE AMOUNT OF \$286,118.03.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

C. PW-11-05 (18994) SILVERADO BUSINESS PARK, PHASE 3: ACCEPT THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY SBP INVESTORS, LLC AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$139,789.54.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

D. PW-12-05 (18995) FIRST SPANISH BAPTIST CHURCH: ACCEPT THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY FIRST SPANISH BAPTIST CHURCH AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$92,007.58.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

E. PW-13-05 (18996) CHEYENNE ALLEN COMMERCIAL, PHASE 2: ACCEPT THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY CHEYENNE BUSINESS PARK, LLC AND ACCEPT THE OFF-SITE IMPROVEMENT BOND IN THE AMOUNT OF \$56,771.33.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

F. PW-14-05 (18997) ALLEN MANOR II: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY D.R. HORTON, INC. AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$918,897.50.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

G. PW-15-05 (18998) ELDORADO RCL 22 TM 20 PHASE III: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY PARDEE HOMES OF NEVADA AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$549,571.85.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

H. PW-16-05 (18999) ELDORADO R1-60 NO. 13 TM 21: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY PARDEE HOMES OF NEVADA AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$1,876,132.08.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

I. PW-17-05 (19001) TROPICAL BREEZE 4: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY CENTEX HOMES TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$597,512.74.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

J. PW-18-05 (19002) CENTENNIAL & SIMMONS OFF-SITES: ACCEPT THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY SIMMONS 15, LLC AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$713,783.24.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **AMP-03-05 (18706) RIVERWALK RANCH MANOR/ESTATES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D. R. HORTON, INC., PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF REGIONAL COMMERCIAL TO MDR MEDIUM DENSITY RESIDENTIAL. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF TROPICAL PARKWAY AND DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-301-001, 124-30-302-001, 124-30-302-002, 124-30-304-001, 124-30-305-001, 124-30-401-001, 124-30-401-002, 124-30-401-007 AND 124-30-401-008.**

Item Nos. 1 and 2 were presented together.

The application was presented by Marc Jordan on behalf of Staff who indicated Staff was recommending denial of AMP-03-05 due to the fact the proposed plan amendment was not consistent with the Guidelines for creating new Medium Density Residential areas as outlined in the Comprehensive Plan and the proposed amendment was also contrary to the Land Use Principles identified elsewhere in the Comprehensive Plan.

Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating he would give one presentation for Item Nos. 1 through 13. Mr. Gronauer presented a map showing the proposed project covering all 13 items and explained the project. There was approximately 60 acres of property that D. R. Horton purchased to develop single-family homes. He stated because of the Development in the northwest and other changes to the Master Plan in the area, the area had shifted from a regional commercial draw to other pieces within the City, the Master Plan is fluid, and although some regional commercial was being removed, when you look at the big picture, essentially, the commercial had been spread out into other areas and felt those were compelling reasons for approval of the residential project.

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

Chairman Aston closed the Public Hearing.

Commissioner Jo Cato asked Mr. Gronauer for clarification on some of the zone changes shown on the map presented.

Commissioner Dean Leavitt asked Mr. Gronauer if he knew the acreage of the proposed Mall of America. Mr. Gronauer responded it was approximately 80 acres.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

2. **ZN-05-05 (18702) RIVERWALK RANCH MANOR/ESTATES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D. R. HORTON, INC., PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF TROPICAL PARKWAY AND DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-301-001, 124-30-302-001, 124-30-302-002, 124-30-304-001, AND 124-30-305-001.**

Item Nos. 1 and 2 were presented together.

The application was presented by Marc Jordan on behalf of Staff who indicated Staff was recommending denial of ZN-05-05 due to the fact the proposed plan amendment was not consistent with the Guidelines for creating new Medium Density Residential areas as outlined in the Comprehensive Plan and the proposed amendment was also contrary to the Land Use Principles identified elsewhere in the Comprehensive Plan.

Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating he would give one presentation for Item Nos. 1 through 13. Mr. Gronauer presented a map showing the proposed project covering all 13 items and explained the project. There was approximately 60 acres of property that D. R. Horton purchased to develop single-family homes. He stated because of the Development in the northwest and other changes to the Master Plan in the area, the area had shifted from a regional commercial draw to other pieces within the City, the Master Plan is fluid, and although some regional commercial was being removed, when you look at the big picture, essentially, the commercial had been spread out into other areas and felt those were compelling reasons for approval of the residential project.

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

Chairman Aston closed the Public Hearing.

Commissioner Jo Cato asked Mr. Gronauer for clarification on some of the zone changes shown on the map presented.

Commissioner Dean Leavitt asked Mr. Gronauer if he knew the acreage of the proposed Mall of America. Mr. Gronauer responded it was approximately 80 acres.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

3. **VAC-01-05(18707) RIVERWALK RANCH MANOR/ESTATES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D. R. HORTON, PROPERTY OWNER, TO VACATE THE WESTERLY RIGHT-OF-WAY OF SAN MATEO STREET BETWEEN TROPICAL PARKWAY AND EL CAMPO GRANDE AVENUE; TO VACATE MONTGOMERY STREET BETWEEN TROPICAL PARKWAY AND EL CAMPO GRANDE AVENUE; TO VACATE CORBETT AVENUE BETWEEN DECATUR BOULEVARD AND SAN MATEO STREET AND TO VACATE THE SOUTHERLY RIGHT-OF-WAY OF TROPICAL PARKWAY COMMENCING AT SAN MATEO STREET AND PROCEEDING WEST APPROXIMATELY 460 FEET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-301-001, 124-30-302-001, 124-30-302-002, 124-30-304-001 AND 124-30-305-001.**

The application was presented by Marc Jordan on behalf of Staff who indicated Staff was recommending approval of VAC-01-05 subject to the following condition:

1. The vacation must record concurrently with the final map. Should the Order of Vacation not record within one year from the approval date, the vacation shall be deemed null and void.

Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating he would give one presentation for Item Nos. 1 through 13. Mr. Gronauer presented a map showing the proposed project covering all 13 items and explained the project. There was approximately 60 acres of property that D. R. Horton purchased to develop single-family homes. He stated because of the Development in the northwest and other changes to the Master Plan in the area, the area had shifted from a regional commercial draw to other pieces within the City, the Master Plan is fluid, and although some regional commercial was being removed, when you look at the big picture, essentially, the commercial had been spread out into other areas and felt those were compelling reasons for approval of the residential project.

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

Chairman Aston closed the Public Hearing.

Commissioner Jo Cato asked Mr. Gronauer for clarification on some of the zone changes shown on the map presented.

Commissioner Dean Leavitt asked Mr. Gronauer if he knew the acreage of the proposed Mall of America. Mr. Gronauer responded it was approximately 80 acres.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

4. **T-1149 (18701) RIVERWALK RANCH MANOR/ESTATES. AN APPLICATION SUBMITTED BY D. R. HORTON, INC., PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT (PROPOSED R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT) CONSISTING OF 144 SINGLE FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF TROPICAL PARKWAY AND DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-301-001, 124-30-302-001, 124-30-302-002, 124-30-304-001, 124-30-305-001.**

The application was presented by Marc Jordan on behalf of Staff who indicated Staff indicated some concerns with corner side lot landscaping and the landscape easement. The applicant has prepared a revised tentative map which addressed the concerns; however, the tentative map shows one street that does not comply with the curvilinear street requirement, so Staff is recommending that T-1149 be continued so the tentative map can be revised to show compliance.

Bob Gronauer agreed to continue the application for two weeks to revise the tentative map to comply with the curvilinear street requirement.

ACTION: CONTINUED TO FEBRUARY 9, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

Chairman Aston recognized Councilman Robert Eliason

5. **ZN-07-05 (18708) RIVERWALK RANCH COVE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D. R. HORTON, INC., PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF EL CAMPO GRANDE AVENUE AND DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-401-001, 124-30-401-002, 124-30-401-007, AND 124-30-401-008.**

The application was presented by Marc Jordan on behalf of Staff who indicated Staff was recommending denial of ZN-07-05 due to the fact the proposed plan amendment was not consistent with the Guidelines for creating new Medium Density Residential areas as outlined in the Comprehensive Plan and the proposed amendment was also contrary to the Land Use Principles identified elsewhere in the Comprehensive Plan.

Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating he would give one presentation for Item Nos. 1 through 13. Mr. Gronauer presented a map showing the proposed project covering all 13 items and explained the project. There was approximately 60 acres of property that D. R. Horton purchased to develop single-family homes. He stated because of the Development in the northwest and other changes to the Master Plan in the area, the area had shifted from a regional commercial draw to other pieces within the City, the Master Plan is fluid, and although some regional commercial was being removed, when you look at the big picture, essentially, the commercial had been spread out into other areas and felt those were compelling reasons for approval of the residential project.

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

Chairman Aston closed the Public Hearing.

Commissioner Jo Cato asked Mr. Gronauer for clarification on some of the zone changes shown on the map presented.

Commissioner Dean Leavitt asked Mr. Gronauer if he knew the acreage of the proposed Mall of America. Mr. Gronauer responded it was approximately 80 acres.

ACTION: Approved

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

6. **VN-02-05 RIVERWALK RANCH COVE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D. R. HORTON, INC., PROPERTY OWNER, FOR A VARIANCE IN A PUD PLANNED UNIT DEVELOPMENT (PROPOSED R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT) TO REDUCE THE MINIMUM LOT WIDTH TO 50 FEET WHERE 55 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF EL CAMPO GRANDE AVENUE AND DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-401-001, 124-30-401-002, 124-30-401-003, 124-30-401-007, 124-30-401-008, AND 124-30-401-009.**

The applicant requested that VN-02-05 be continued to February 9, 2005.

ACTION: CONTINUED TO FEBRUARY 9, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

7. **T-1151 (18709) RIVERWALK RANCH COVE. AN APPLICATION SUBMITTED BY D. R. HORTON, INC., PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT (PROPOSED R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT) CONSISTING OF 94 SINGLE FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF EL CAMPO GRANDE AVENUE AND DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-401-001, 124-30-401-002, 124-30-401-003, 124-30-401-007, 124-30-401-008, AND 124-30-401-009.**

The applicant requested that T-1151 be continued to February 9, 2005.

ACTION: CONTINUED TO FEBRUARY 9, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

8. **AMP-05-05 (18677) RIVERWALK RANCH HIGH NOON 1 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D. R. HORTON, INC., FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS, TO DELETE RICE AVENUE BETWEEN MONTGOMERY STREET AND SAN MATEO STREET.**

The application was presented by Vicki Adams, Planner on behalf of Staff who indicated Staff was recommending approval of AMP-05-05.

Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating he concurred with Staff recommendation.

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

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

9. **ZN-08-05 (18652) RIVERWALK RANCH HIGH NOON I (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D. R. HORTON, INC., PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF RANCH HOUSE ROAD AND MONTGOMERY STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-203-002, 124-30-202-001, 124-30-202-002, 124-30-202-003, 124-30-202-004, 124-30-202-005, 124-30-202-006, 124-30-202-007, 124-30-204-003 AND 124-30-204-004.**

Bob Gronauer, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 stated the request to withdraw ZN-08-05 was sent in error.

The application was presented by Vicki Adams, Planner on behalf of Staff who indicated Staff was recommending approval of ZN-08-05.

Bob Gronauer appeared on behalf of the applicant stating he concurred with Staff recommendation.

Chairman Jay 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, Shull, Brown, Trivedi and Carvalho

NAYS: None

ABSTAIN: None

10. **VAC-02-05 (18651) RIVERWALK RANCH HIGH NOON I (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D. R. HORTON, ON BEHALF OF THE LEAVITT C. FAMILY TRUST, JJMSLP AND D. R. HORTON, PROPERTY OWNERS, TO VACATE RICE AVENUE BETWEEN MONTGOMERY BOULEVARD AND SAN MATEO STREET; TO VACATE SAN MATEO STREET COMMENCING AT RANCH HOUSE ROAD AND PROCEEDING SOUTH APPROXIMATELY 466 FEET AND TO VACATE A PORTION OF SAN MATEO STREET APPROXIMATELY 300 FEET NORTH OF TROPICAL PARKWAY. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-202-002, 124-30-202-004, 124-30-202-005, 124-30-202-006, 124-30-202-007, 124-30-204-003 AND 124-30-204-004.**

The application was presented by Vicki Adams, Planner on behalf of Staff who indicated Staff was recommending approval of VAC-02-05 subject to the following conditions:

1. As shown on the associated Tentative Map, the applicant must provide a radius on the outside corner of Rice Avenue and Montgomery Street.
2. The vacation must record concurrently with the final map. Should the Order of Vacation not record within one year from the approval date, the vacation shall be deemed null and void.

Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant requesting continuance of VAC-02-05 for two weeks to address some of the concerns of the property owner to the north.

ACTION: CONTINUED TO FEBRUARY 9, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

11. **T-1152 (18650) RIVERWALK RANCH HIGH NOON I. AN APPLICATION SUBMITTED BY D. R. HORTON, ON BEHALF OF D. R. HORTON, JJMSLP, AND THE LEAVITT C. FAMILY TRUST, PROPERTY OWNERS, FOR APPROVAL OF A TENTATIVE MAP IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (PROPOSED R-3 MULTI-FAMILY RESIDENTIAL DISTRICT) CONSISTING OF 189 TRIPLEX UNITS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF RANCH HOUSE ROAD AND MONTGOMERY STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-203-002, 124-30-202-001, 124-30-202-002, 124-30-202-003, 124-30-202-004, 124-30-202-005, 124-30-202-006, 124-30-202-007, 124-30-204-003 AND 124-30-204-004.**

The applicant requested that T-1152 be continued to February 9, 2005.

ACTION: CONTINUED TO FEBRUARY 9, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

12. **ZN-06-05 (18691) RIVERWALK RANCH HIGH NOON II (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D. R. HORTON, INC., PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-30-203-003.**

Bob Gronauer, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 stated the request to withdraw ZN-06-05 was sent in error and he did not wish the item to be withdrawn.

The application was presented by Vicki Adams, Planner on behalf of Staff who indicated Staff was recommending approval of ZN-06-05.

Bob Gronauer stated he concurred with Staff recommendation.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

13. **T-1150 (18686) RIVERWALK RANCH HIGH NOON II. AN APPLICATION SUBMITTED BY D. R. HORTON, INC., PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (PROPOSED R-3 MULTI-FAMILY RESIDENTIAL DISTRICT) CONSISTING OF 30 TRIPLEX UNITS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-30-203-003.**

ACTION: CONTINUED TO FEBRUARY 9, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

14. **ZN-108-03 (18676) GRAND TETON/VALLEY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, PROPERTY OWNER, TO AMEND A PREVIOUSLY APPROVED CONDITION OF A RECLASSIFICATION OF PROPERTY FROM AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 278 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF SAN MATEO STREET AND HORSE DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-07-301-013.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending denial of ZN-108-03 as the proposed changes to the condition would reduce the usable lot size from below the minimum 4500 square foot that was required with the PUD.

Jennifer Lazovich, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant and stated the reason they designed the site with homes fronting on San Mateo was because across the street Signature Homes was developing a large piece of property and the homes were fronting San Mateo so they thought rather than a block wall, they would have the homes face onto San Mateo. The designed detached sidewalk was separated from the street with a landscaped parkway that was adjacent to the street. The design was worked out with Staff, which was a minimum of 3.5 to 5 foot wide landscaped parkway along San Mateo and they were asking that it be reduced to 3 feet to 5 feet and were asking for the landscaped parkway to be considered an easement rather than a common element. The homeowners' association would be maintaining the landscaped parkway.

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

Chairman Aston closed the Public Hearing.

Chairman Aston asked if the size of the lot was from back of curb or back of sidewalk. Robert Eastman responded what was proposed in the interpretation from the Letter of Intent was that the applicant wanted to include the sidewalk as part of the lot and that was why the lot size was being reduced. If, in fact, the applicant does not intend to have the sidewalk as part of the lot, as stated in the Staff Report, they would recommend approval and could support the reduction of the landscape to the three feet and that is how the condition was written. Ms. Lazovich stated they concurred. They were not asking for any of the sidewalk to be included in the square footage of the lot. Mr. Eastman stated if the applicant was not asking for the sidewalk to count as part of the lot, then Staff did not have any objection to the proposed amendment. Chairman Aston asked if the area between the curb and sidewalk was a common area. Ms. Lazovich stated the landscaped parkway would be considered an easement and would not be separately metered.

Ira Wallace of G.C. Wallace Engineering, 1555 South Rainbow Blvd, Las Vegas, NV 89146 stated the landscaped parkway was planned to be an easement from the beginning and there was a condition that requested it be a common lot. The idea was that the homeowners' association would maintain the landscaping between the back of curb and the sidewalk; however, the watering of it would be done by each of the owners' individual meters. The sidewalk was not part of the calculation for the 4500 square feet. The 4500 square feet is calculated from the back of sidewalk to the rear of the lot and also includes the portion of the landscape strip between the sidewalk and back of curb.

Chairman Aston asked Parks and Recreation if they were in agreement with the application as far as the common area and if the street scape was being counted as part of the common area or just the park. Mr. Wallace responded the street scape was not included as part of the open space calculation. Ms. Lazovich stated the street scape on Valley Drive was included but it was not included on San Mateo. Chairman Aston asked if on the recorded documents, the homeowner would be aware of the watering of the plant material between the sidewalk and curb and gutter would be coming from their water meter. Mr. Wallace responded the homeowner would be notified.

Commissioner Harry Shull asked the applicant if they concurred with Staff recommendation, if the item were approved. The applicant responded they agreed with Staff recommendation.

Clete Kus, PW Transportation Planner stated part of the confusion was, that, with the absence of a typical street section for San Mateo, the possibility exists that they may only be proposing a 55 foot right-of-way street and that would necessitate an amendment to the Master Plan of Streets and Highways for the application to move forward. Mr. Wallace stated they had considered that, but San Mateo was a 60 foot right-of-way and the landscaping portion sat within the right-of-way, there would be an encroachment agreement between North Las Vegas and Pardee Homes for the maintenance of that portion of landscaping within the right-of-way.

Sr. Deputy City Attorney Jim Lewis suggested the item might need to be discussed with the Public Works Department with regard to encroaching into the City's right-of-way. In the past, that was addressed before the application was heard by the Commission and stated it might be necessary to continue the item for Public Works' review. Mr. Wallace stated the Encroachment Agreement for the maintenance of the landscaping within the right-of-way was not new, it had been done on several properties within the City of North Las Vegas.

Chairman Aston asked Mr. Wallace if he was willing to continue for two weeks. Mr. Wallace responded he was willing to continue.

ACTION: CONTINUED TO FEBRUARY 9, 2005

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

15. **T-1060 (18673) GRAND TETON/VALLEY. AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, PROPERTY OWNER, TO AMEND AN APPROVED CONDITION OF A TENTATIVE MAP IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT CONSISTING OF 136 SINGLE FAMILY DWELLINGS TO REDUCE THE CORNER SIDE LOT LANDSCAPING TO 6.5 FEET WHERE 10 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF GRAND TETON DRIVE AND VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-07-401-009.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of T-1060 subject to the amendment of Condition No. 2 as follows:

2. That the development of this site be in compliance with the Single Family Development Standards and Design Guidelines, with the following exception:
 1. That a minimum 6.5 feet of landscaping be provided adjacent to all interior corner side lots.

Jennifer Lazovich of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating she concurred with Staff recommendation with the amended wording of Condition No. 2.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

16. **UN-05-05 (18636) BANK OF AMERICA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY BANK OF AMERICA, ON BEHALF OF AV NEVADA 2 LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A FINANCIAL INSTITUTION (BANK). THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-26-501-004.**

Chairman Jay Aston opened the Public Hearing and stated the Public Hearing would remain open.

ACTION: CONTINUED TO FEBRUARY 9, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

17. UN-06-05 (18664) CASHMAN-POWER SOLUTIONS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MARYKAYE CASHMAN, ON BEHALF OF THE ARMO CORPORATION, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW AN AUTOMOBILE REPAIR FACILITY. THE PROPERTY IS LOCATED AT 4610 VANDENBERG DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 140-06-510-007.

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of UN-06-05 subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That UN-06-05 is site-specific and non-transferable; and
3. All work shall be performed within a building.
4. No outside over-night parking of vehicles awaiting repairs shall be permitted, unless screened in accordance with the requirements in the Zoning Ordinance.

Bill Curran of Curran and Parry, 300 South 4th Street, Las Vegas, NV 89102 appeared on behalf of the applicant stating he concurred with Staff recommendation.

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

Chairman Aston closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

18. **VN-03-05 (18678) LOPER CUSTOM. AN APPLICATION SUBMITTED BY VALERIE AND TIMOTHY LOPER, PROPERTY OWNERS, FOR A VARIANCE IN AN R-E RANCH ESTATES DISTRICT TO INCREASE BLOCK WALL HEIGHT TO 10 FEET WHERE 8 FEET IS THE MAXIMUM. THE PROPERTY IS LOCATED AT 4682 NORTH KENNY WAY. THE ASSESSOR'S PARCEL NUMBER IS 139-05-105-001.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of VN-03-05 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 wall along the rear and side property lines of parcel 139-05-105-001 be allowed to be up to ten feet (10.00') in overall height. Said wall shall use 8-inch cinnamon blocks with one course of 8"X8"X16" cinnamon split-face blocks one row from the top. The wall shall be constructed entirely within the boundaries of the subject site.

Valerie Loper 4682 Kenny Way, North Las Vegas, NV 89030 stated she concurred with Staff recommendation.

Commissioner Jay Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

Commissioner Dean Leavitt asked the applicant the location of the resident they had difficulty contacting. Ms. Loper responded the neighbor was immediately to the west of their rear wall and they already had an existing wall.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

19. **VN-04-05 (18675) SIMMONS ASSOCIATES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SIMMONS ASSOCIATES, LLC, PROPERTY OWNER, FOR A VARIANCE IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO REDUCE THE REQUIRED LANDSCAPING ON THE EAST AND SOUTH PROPERTY LINES TO 10 FEET WHERE 20 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF LAKE MEAD BOULEVARD AND SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-20-614-001.**

The applicant requested that VN-04-05 be continued to February 23, 2005.

Chairman Aston opened the Public Hearing and stated the Public Hearing would remain open.

ACTION: CONTINUED TO FEBRUARY 23, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

20. **ZOA-01-05 (18547) TAVERN CHANGES (PUBLIC HEARING). AN ORDINANCE AMENDMENT INITIATED BY THE CITY OF NORTH LAS VEGAS TO AMEND TITLE 17 (ZONING ORDINANCE) SECTION 17.12.020 OF THE NORTH LAS VEGAS MUNICIPAL CODE TO ADD DEFINITIONS OF "SALOON" AND "TAVERN/RESTAURANT" AND TO AMEND SECTIONS 17.20.100©), 17.20.110©), 17.20.120©) AND 17.20.140©) TO REQUIRE ALL "ON-SALE" OF ALCOHOLIC BEVERAGES AS SPECIAL USES IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT; A C-2 GENERAL COMMERCIAL DISTRICT; A C-3 GENERAL SERVICE COMMERCIAL DISTRICT; AND AN M-2 GENERAL INDUSTRIAL DISTRICT AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.**

The applicant requested ZOA-01-05 be continued to February 9, 2005.

Chairman Jay Aston opened the Public Hearing and stated the Public Hearing would remain open.

ACTION: CONTINUED TO FEBRUARY 9, 2005

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

21. **FDP-01-05 (18711) RUNVEE HOBART 1D. AN APPLICATION SUBMITTED BY CENTEX HOMES, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF 474 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF PECOS ROAD AND ANN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 123-31-101-001.**

The applicant requested FDP-01-05 be continued to February 9, 2005.

ACTION: CONTINUED TO FEBRUARY 9, 2005

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

22. FDP-02-05 (18712) RUNVEE HOBART 4A/4B. AN APPLICATION SUBMITTED BY CENTEX HOMES, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF 788 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF PECOS ROAD AND ANN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 123-30-401-001.

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of FDP-02-05 subject to the following conditions with the word "*commercial*" deleted from Condition No. 2:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. That the development shall comply with all conditions of approval for ZN-06-04, T-1120, and T-1121.
3. All landscape areas shall be labeled as Common Elements and be landscaped and contain a meandering walkway through the lot.

Dean Rasmussen of Orion Engineering, 7391 Prairie Falcon, #150, Las Vegas, NV 89128 appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

- 23. SPR-03-05 (18669) THE PARK AT NORTHPOINTE. AN APPLICATION SUBMITTED BY GSG ALEXANDER, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT CONSISTING OF 114,000 SQUARE FEET OF OFFICE AND COMMERCIAL DEVELOPMENT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF MARTIN LUTHER KING BOULEVARD AND ALEXANDER ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-04-801-013 AND 139-04-701-018.**

The application was presented by Vicki Adams, Planner on behalf of Staff who indicated Staff was recommending continuance of SPR-03-04 to allow the applicant to submit a revised site plan showing the buildings oriented to the street front. If the application is approved, Staff recommends the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The development shall comply with the Commercial Development Standards and Design Guidelines except:
 - a. The required twenty (20) foot buffer area along the eastern property line may be reduced to fifteen (15) feet.
3. Parking shall be arranged in small area lots of 120 or fewer vehicles delineated by buildings, walkways or landscape areas not less than twenty (20) feet wide.
4. 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.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans.
7. Cross access easements shall be provided with the parcels to the north and south.
8. The drive aisle must intersect at ninety degrees with the northerly shared entry.
9. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Martin L. King Boulevard and Alexander Road.

10. Right-of-way dedication and construction of a CAT bus turn-out is required on Martin L. King Boulevard near Alexander Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1. The applicant may provide the bus stop placement within the exclusive right turn lane for the property per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.3.
11. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
12. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
13. A revocable encroachment permit for landscaping within the public right of way is required.
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. 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.
16. The property owner is required to grant a roadway easement for commercial driveway(s).
17. The property owner is required to sign a restrictive covenant for utilities.
18. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.

Michael Cloverleaf, 3980 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109 appeared on behalf of the applicant stating they did not agree with Staff that the buildings should be moved adjacent to the street and were asking for approval of the proposed project with the requested waivers and agree with the rest of Staff conditions and would like the second waiver read into Staff recommendation.

Kenny Smith, of Glen Smith & Glen Development, 3960 Howard Hughes Parkway, Las Vegas, NV 89109 stated the product was a high end office environment with smaller

buildings creating a park atmosphere. He stated the courtyard area was integral to the project and felt the use was compatible with the area and was requesting the design be approved as presented.

Commissioner Dean Leavitt asked Staff what the maximum distance at the west edge of the building would be from Martin Luther King Boulevard if the buildings were moved to the front. Vicki Adams, Planner responded they had not looked at a 24 X 36 inch site plan so they could actually scale it. Commissioner Leavitt asked how much landscaping set-back would be required. Ms. Adams responded they would need a 20 foot landscaping and 30 foot building set-back.

Commissioner Leavitt asked the applicant what the proposed occupancy was of the buildings facing Martin Luther King Boulevard and if it would be difficult to sell those units. Mr. Smith responded it would be much harder to sell the units.

Commissioner Steve Brown asked if there was a maximum set-back for landscaping, and if there was no parking, could they landscape up to the buildings. Ms. Adams responded they could. Mr. Brown agreed the the original plan was better.

Vice-Chairman Jo Cato stated she agreed with Commissioner Brown and was in support of the original plan.

Commissioner Leavitt reminded the Board this was a for sale product and felt the original plan should be approved.

Commissioner Harry Shull stated the Design Guidelines were developed for a purpose and felt they should be complied with. He did not feel the front units would be less marketable and would have primary exposure.

Chairman Jay Aston stated Staff's original recommendation was for denial as it created a strip mall which creates problems with parking and building location placement.

Commissioner Dilip Trivedi stated he agreed with the applicant.

Mr. Smith stated they would like the plan approved as submitted. They don't feel the bulk of the business would be from traffic on Martin Luther King Boulevard.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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

NAYS: Commissioner Shull

ABSTAIN: None

Vicki Adams, Planner stated the Conditions of Approval for SPR-03-05 needed to be amended.

Chairman Aston asked for a motion to rehear Item No. 23.

ACTION: Rehear Item No. 23, SPR-03-05

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

Vicki Adams, Planner, stated that Condition No. 2, by allowing the building orientation to be at the rear of the site (b) would need to be added to the condition as one of the exceptions to the Commercial Development Standards which would read "*Buildings are not required to be oriented to the front of the site*".

ACTION: APPROVED WITH THE ADDITION OF "b" ADDED TO CONDITION NO. 2 TO READ AS FOLLOWS:

- b. BUILDINGS ARE NOT REQUIRED TO BE ORIENTED TO THE FRONT OF THE SITE.

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

24. T-1147 (18506) CRAIG RETAIL CENTER. AN APPLICATION SUBMITTED BY CRAIG RETAIL PARTNERS, LLC, PROPERTY OWNER, FOR APPROVAL OF A ONE LOT COMMERCIAL TENTATIVE MAP IN A C-2 GENERAL COMMERCIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CRAIG ROAD AND REVERE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-03-302-001 AND 139-03-302-004.

The application was presented by Vicki Adams, Planner on behalf of Staff who indicated Staff was recommending approval of T-1147 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. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Craig Road and Revere Street.
4. Right-of-way dedication for a flared intersection is required at Craig Road and Revere Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
5. Right-of-way dedication and construction of a CAT bus turn-out is required on Craig Road near Revere Street. It is suggested that the applicant provide the bus stop placement within the exclusive right turn lane for the property per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.3.
6. The size and number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.130. Conformance may require modifications to the site.
7. 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.
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. 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.
11. Approval of a drainage study is required prior to submittal of the civil improvement plans.
12. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
13. The preliminary street section(s) shown on the plans shall be used for planning purposes only; the actual pavement sections will be determined by the Department of Public Works.

Bill Crockett, Delta Engineering, 3131 Meade Boulevard #D, Las Vegas, NV 89102 appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

OLD BUSINESS

25. **SPR-55-04 (17421) NWC ALLEN LANE & LAKE MEAD BLVD. AN APPLICATION SUBMITTED BY AMERICAN LAND HOLDINGS, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2 GENERAL INDUSTRIAL DISTRICT (PROPOSED C-2 GENERAL COMMERCIAL DISTRICT) TO BUILD A 203,818 SF COMMERCIAL SITE. THE PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF LAKE MEAD BOULEVARD AND ALLEN LANE. THE ASSESSOR'S PARCEL NUMBER IS 139-19-501-008. (CONTINUED DECEMBER 8, 2004)**

The applicant requested that SPR-55-04 be continued to February 9, 2005.

ACTION: CONTINUED TO FEBRUARY 9, 2005

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

26. AMP-107-04 (18165) CENTENNIAL ESTATES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY R. L. HOMES, LLC, ON BEHALF OF DARK, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF COMMUNITY COMMERCIAL TO HDR HIGH DENSITY RESIDENTIAL. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF DONNA STREET AND CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-23-401-002. (CONTINUED DECEMBER 22, 2004)

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending denial of AMP-107-04 as it was not in compliance with the guidelines of the Comprehensive Plan. The site is bordered by lower single family homes and the site was not at an intersection of two 100 foot streets.

Jennifer Lazovich, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating they held a neighborhood meeting. The major concern was the project would be a multi-family for rent apartment project. R. L. Homes only builds single-family detached homes and for sale condominium products. He does not have plans to build apartments. There is one entry off Centennial Parkway and the project is a gated Community. One concern was people in the development would go across the street to use their open space but that was not a concern because they were providing amenities which they felt would keep the children within their own development. Another concern was the project would be an apartment project. The project was designed to look like a large home and there were no external stair wells, all units are accessed from the inside and visitor parking was also on the inside of the project. There would be a condition added for covered parking which would read, *"Any covered spaces shall not be metal in appearance."* Ms. Lazovich submitted conditions to be added to the Planned Unit Development. The conditions submitted are as follows:

1. Covered parking spaces shall not be metal in appearance.
2. This shall not be an apartment project. The CC & R's shall contain a provision stating that the development shall not be an apartment project.
3. That there will be no construction traffic on Donna Street, except for off-site improvements and landscaping along Donna Street.

The neighbors recognize there would be some construction traffic on Donna Street to finish the second half of the street as well as installing the landscaping but the rest of the construction traffic would be on Centennial Parkway. She stated she met with the Parks and Recreation Department and would continue to finalize the amenities with the Final

Development Plan and held the Tentative Map to address the drainage channel running along Centennial Parkway. The channel was part of the conditions of approval for the PUD. The tentative map reflects the channel and it shows everything shifted to the north about 55.

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

Chairman Aston closed the Public Hearing.

Commissioner Dean Leavitt asked the applicant if the Fire Department had signed off on their application. Ms. Lazovich responded the engineer had met with someone in the Fire Department last week and they corrected the turning radius within the sites and also intended to do that on the revised Tentative Map.

Sr. Deputy City Attorney Jim Lewis stated the Planning and Development Department might have some comments to the proposed conditions and he might also want to add a comment.

Robert Eastman, Principal Planner stated if the applicant was shifting their site 55 feet, there was a notification problem, as the Public Hearing Notice does not have the proper site information. The site at the corner was advertised and if the site was shifting, there was a notification problem. Ms. Lazovich stated there was one 20 acre site that was owned by Robert Lively, it was just one parcel, it is still the northwest corner of Donna Street. Chairman Aston asked if this affects the AMP or the zoning. Jory Stewart, Planning and Development Director, asked for clarification, whether the applicant's representative could indicate if any boundaries had changed that would require different notification with the 55 foot set-back difference. Ms. Lazovich responded she did not know. Chairman Aston asked if the Parcel Number was the same for the whole site. Ms. Lazovich responded it was. Marc Jordan, Planning Manager stated they were not going by the location and zoning map that was created, they were using the boundary map and the legal description that was given as part of the application. So, any expansion to the boundaries cannot be considered at this time. Sr. Deputy City Attorney Lewis explained the issue was, that if the boundary were shifted north by 55 feet, then there may others 55 feet to the north who may have otherwise received notification and did not. Mr. Lewis asked what the 55 feet was being used for. Randy Cagle, Real Property Services Manager responded it was for an underground flood control facility. Sr. Deputy City Attorney Lewis asked if the flood control facility would be an easement or a dedication to the City. Ms. Lazovich responded the applicant would grant a 54 foot wide permanent drainage easement along Centennial Parkway. Mr. Lewis stated the site was larger and suggested the item be continued.

Chairman Aston asked the applicant if they were willing to continue the item. Ms. Lazovich

stated she was agreeable to continue for 30 days to February 23, 2005.

Commissioner Steve Brown asked the applicant if the property north of the site had already been zoned HDR High Density Residential. Ms. Lazovich responded it had not. It was master planned for Commercial.

ACTION: CONTINUED TO FEBRUARY 23, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None:

Chairman Aston stated the Public Hearing was reopened and would remain open.

27. **ZN-124-04 (18168) CENTENNIAL ESTATES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY R.L. HOMES, LLC ON BEHALF OF DARK, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF A 164 UNIT CONDOMINIUM DEVELOPMENT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF DONNA STREET AND CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-23-401-002. (CONTINUED DECEMBER 22, 2004)**

The applicant requested a continuance to February 23, 2005.

Chairman Jay Aston opened the Public Hearing and stated it would remain open.

ACTION: CONTINUED TO FEBRUARY 23, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

- 28. T-1144 (18167) CENTENNIAL ESTATES. AN APPLICATION SUBMITTED BY R.L. HOMES, LLC, ON BEHALF OF DARK, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT (PROPOSED PUD PLANNED UNIT DEVELOPMENT) CONSISTING OF A 164 UNIT CONDOMINIUM DEVELOPMENT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF DONNA STREET AND CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-23-401-002. (CONTINUED DECEMBER 22, 2004)**

The applicant requested that T-1144 be continued to February 9, 2005.

ACTION: CONTINUED TO FEBRUARY 9, 2005

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

ACTION: REOPEN ITEM NO. 28, T-1144

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

The applicant requested that T-1144 be continued to February 23, 2005.

ACTION: CONTINUED TO FEBRUARY 23, 2005

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None
ABSTAIN: None

29. **ZN-131-04 (18235) RAVENHILL II (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TOUSA HOMES, INC. ON BEHALF OF NEVSUR INSURANCE AGENCY, INC., PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A PUD PLANNED UNIT DEVELOPMENT DISTRICT ©-1 NEIGHBORHOOD COMMERCIAL) TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 111 SINGLE FAMILY DWELLINGS. THE PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF CHEYENNE AVENUE AND SCOTT ROBINSON BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-09-401-004. (CONTINUED DECEMBER 22, 2004)**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated a revised site plan was submitted and Staff was concerned that one street does not meet the curvilinear street requirement under Title 16, and was recommending that ZN-131-04 be continued. Staff met with the applicant the past week and they were proposing traffic calming measures instead of the street being curvilinear. The applicant was proposing a chicane in the middle of the street which Staff would support. If that were approved by the Commission, Staff would recommend the following conditions including Condition No. 28 amended and the addition of Condition Nos. 49 and 50:

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. 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.
3. Sidewalk with a minimum width of 3.5 feet is required on one side of all interior, private streets.
4. The modified stub street, which features a minimum back of curb radius of 24 feet, is limited to a maximum lot frontage of four and a maximum length of 150 feet, as measured from the back of curb of the intersecting street to the back of curb at the furthest point of the cul-de-sac. Any cul-de-sac exceeding these standards shall provide a standard cul-de-sac design.
5. Right-of-way dedication and construction of a CAT bus turn-out is required on Cheyenne Avenue near Martin L. King Boulevard. The applicant shall provide the bus stop placement within the exclusive right turn lane for the property per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.3.
6. A secondary access shall be provided along Martin L. King near station 60+00.

7. The billboard along Cheyenne Avenue shall be removed by the applicant.
8. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with a width of 32 feet as measured from lip of gutter to lip of gutter.
9. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Cheyenne Avenue and Martin L. King.
10. The number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.130. Conformance may require modifications to the site.
11. Approval of a traffic study is required prior to submittal of the civil improvement plans.
12. The property owner is required to grant roadway easements where public and private streets intersect.
13. All common elements shall be labeled and are to be maintained by the Home Owners Association.
14. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
15. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
16. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
17. A revocable encroachment permit for landscaping within the public right of way is required.
18. 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.
19. The property owner is required to grant a roadway easement for commercial driveway(s).

20. The property owner is required to sign a restrictive covenant for utilities.
21. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
22. Approval of a drainage study is required prior to submittal of the civil improvement plans.
23. NDOT concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
24. Remove the street section thickness from the typical sections. The pavement sections will be determined by the Department of Public Works.
25. The side lot easement(s) must be revised to a pedestrian access/public utility easement that conforms to *City of North Las Vegas Municipal Code* 17.24.210.D.4.a.
26. All lots shall comply with the *City of North Las Vegas Municipal Code* section 16.20.02.B which states: "The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or approximately radial if the street is curved." Compliance may require modifications to the site.
27. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
28. The developer shall install a pair of chicane islands along the interior private streets that are in excess of five hundred (500) feet. The chicane islands shall be constructed of "A" type curb per Clark County Area Uniform Standard Drawings, Drawing No. 219 and the shape of the islands shall be a semicircle with a radius equal to one half of the street pavement width (18 feet). The radius point of the semicircle must be located at the lip of gutter along the projection of a lot line. Spacing of the chicane islands shall be approximately 100 feet and on opposite sides of the street. Fire hydrants should be placed at chicane island locations so as to maximize parking within the development. W1-5 and W15-1 (15 mph) signs shall

be placed approximately 200 feet in advance of the chicane in each direction. W1-8 signs (back to back) shall be placed within each chicane island. The chicane design shall be reviewed and approved by the City Traffic Engineer prior to submittal of the civil improvement plans.

29. That the installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative accepted to the City prior to recording the final map.; and
30. That a minimum two means of Fire Department access are required into this development; and
31. That Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code; and
32. That the preliminary development plan be revised to show a minimum ten feet (10.00') of landscaping, which may include the sidewalk, adjacent to all interior corner side lots; and
33. The applicant shall identify all pedestrian access easements and/or emergency access locations as "Common Elements" whereby each area shall be owned and maintained by the Homeowners' Association. All pedestrian access easements and emergency access locations shall be landscaped and provided with ADA-compliant meandering sidewalks; and
34. That a final development plan for this portion of the development be reviewed and approved by the Planning Commission prior to recording any final map; and
35. That all landscape areas and open spaces shall be labeled as "COMMON ELEMENTS TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION"; and
36. That the maximum number of dwelling units permitted within this portion of the development be 111, provided all requirements mentioned herein are satisfied; and
37. That all conditions mentioned herein be satisfied prior to recording any final map; and
38. That this development be in compliance with the Single Family Development Standards and Design Guidelines; and
39. That lot numbers, sizes (in square feet), and dimensions be provided on the revised preliminary development plan. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet; and

40. That the setbacks be consistent with the R-1 zoning district, which include the following setbacks:
 1. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
 2. Interior side: Five (5) feet.
 3. Corner side: Ten (10) feet.
 4. Rear yard: Fifteen (15); and
41. That the perimeter walls be owned and maintained by the homeowners' association; and
42. That corner side yard landscaping be maintained by the homeowners' association; and
43. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
44. That the following list of amenities be provided as a minimum:
 1. Circuitous lighted paths
 2. A minimum of 20 24-inch box trees per acre
 3. At least 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada
 4. At least one large open space area for group / organized play
 5. One large group shade area / gazebo (30' diameter), lighted
 6. Picnic tables and barbecue grills
 7. Benches spaced along park pathways
 8. Details of amenities to be provided
45. That measures to achieve a noise level reduction, outdoor to indoor, of 60 decibels be incorporated into the design and construction of each dwelling; and
46. That prospective homeowners shall sign a written notice declaring knowledge of the existence of the North Las Vegas Airport, wherein a minimum fifty percent (50%) increase of flight operations, including 24-hour operation, is expected in the near future; and
47. That the "typical" street sections identified on the submitted plans shall be considered null and void.
48. All conditions mentioned herein shall be satisfied prior to application of a final development plan or tentative map.

49. Driveways shall not be located within the chicane islands.
50. All areas within the chicanes and not specifically required for vehicular or pedestrian movements shall be identified as "Common Elements" on the conforming tentative and final maps, shall be landscaped in accordance with the requirements for streetscapes, and shall be maintained by the Homeowners' Association.

Keith Hatton of G.C. Wallace, 10000 West Charleston Boulevard, Las Vegas, NV 89135 appeared on behalf of the applicant stating they met all of the conditions except for the curvilinear streets. The site was narrow and they were having difficulty with the curvilinear street. They also met with Parks and Recreation and they were supportive of the current plan. He stated they met the intent by providing traffic calming devices and were trying to improve the aesthetics of the street by breaking up the long monotonous nature of the street. They tried several different types of devices and the chicanes worked best.

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

Chairman Aston closed the Public Hearing.

Chairman Aston asked how far the street would have to bend in order to be curvilinear. Clete Kus,, PW, Transportation Planner responded it would need to be 25 feet. Chairman Aston was not in favor of traffic calming devices and stated he would like to see curvilinear streets in the plan.

Commissioner Leavitt agreed with Chairman Aston on the curvilinear streets.

Mr. Hatton explained with the shape of the parcel, he would be losing a couple of lots by putting in the curvilinear streets.

ACTION: CONTINUED TO FEBRUARY 9, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

30. ZN-130-04 (18240) RAVENHILL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TOUSA HOMES, INC. ON BEHALF OF NEVSUR INSURANCE AGENCY, INC., PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A PUD PLANNED UNIT DEVELOPMENT DISTRICT (PROFESSIONAL OFFICE) TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 83 SINGLE FAMILY DWELLINGS. THE PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF CHEYENNE AVENUE AND CLAYTON STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-09-401-002. (CONTINUED DECEMBER 22, 2004)

The application was presented by Marc Jordan on behalf of Staff who indicated Staff was recommending continuance of ZN-130-04 to allow the applicant to comply with the curvilinear street requirement. If ZN-130-04 is approved, Staff recommends 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. 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.
3. Sidewalk with a minimum width of 3.5 feet is required on one side of all interior, private streets.
4. The modified stub street, which features a minimum back of curb radius of 24 feet, is limited to a maximum lot frontage of four and a maximum length of 150 feet, as measured from the back of curb of the intersecting street to the back of curb at the furthest point of the cul-de-sac. Any cul-de-sac exceeding these standards shall provide a standard cul-de-sac design.
5. Right-of-way dedication and construction of a CAT bus turn-out is required on Clayton Street near Cheyenne Avenue. The applicant shall provide the bus stop placement within the exclusive right turn lane for the property per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 234.3*.
6. A common lot, with a minimum width of five feet, shall be provided behind the required bus turn-out.

7. Right-of-way dedication for a flared intersection is required at Clayton Street and Cheyenne Avenue per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
8. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Cheyenne Avenue and Martin L. King.
9. The number of entrances and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.130. Conformance may require modifications to the site.
10. Approval of a traffic study is required prior to submittal of the civil improvement plans.
11. A queuing analysis is required.
12. The property owner is required to grant roadway easements where public and private streets intersect.
13. All common elements shall be labeled and are to be maintained by the Home Owners Association.
14. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
15. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
16. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
17. A revocable encroachment permit for landscaping within the public right of way is required.
18. 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.
19. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be

- approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
20. Approval of a drainage study is required prior to submittal of the civil improvement plans.
 21. NDOT concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
 22. Remove the street section thickness from the typical sections. The pavement sections will be determined by the Department of Public Works.
 23. Side lot easements shall conform to the *City of North Las Vegas Municipal Code* 17.24.210.D.4.a.
 24. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222. Compliance may require modifications to the site.
 25. All lots shall comply with the *City of North Las Vegas Municipal Code* section 16.20.02.B which states: "The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or approximately radial if the street is curved." Compliance may require modifications to the site.
 26. Regarding number one of the "Design Criteria", shown on the cover sheet, the private street dimensions shall be revised to reflect that which is shown on the plan.
 27. The developer shall install a pair of chicane islands along the interior private streets that are in excess of five hundred (500) feet. The chicane islands shall be constructed of "A" type curb per Clark County Area Uniform Standard Drawings, Drawing No. 219 and the shape of the islands shall be a semicircle with a radius equal to one half of the street pavement width (18 feet). The radius point of the semicircle must be located at the lip of gutter along the projection of a lot line, spacing of the chicane islands shall be approximately 100 feet and on opposite sides of the street. Fire hydrants should be placed at chicane island locations so as to maximize parking within the development. W1-5 and W15-1 (15 mph) signs shall be placed approximately 200 feet in advance of the chicane in each direction. W1-8 signs (back to back) shall be placed within each chicane island. The chicane design shall be reviewed and approved by the City Traffic Engineer prior to submittal of the civil improvement plans.

28. That the installation of sprinklers for fire suppression is required in each residential unit; and
29. That a minimum two means of Fire Department access are required into this development; and
30. That Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code; and
31. That the preliminary development plan be revised to show a minimum ten feet (10.00') of landscaping, which may include the sidewalk, adjacent to all interior corner side lots; and
32. The applicant shall identify all pedestrian access easements and/or emergency access locations as "Common Elements" whereby each area shall be owned and maintained by the Homeowners' Association. All pedestrian access easements and emergency access locations shall be landscaped and provided with ADA-compliant meandering sidewalks; and
33. That a final development plan for this portion of the development be reviewed and approved by the Planning Commission prior to recording any final map; and
34. That all landscape areas and open spaces shall be labeled as "COMMON ELEMENTS TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION"; and
35. That the maximum number of dwelling units permitted within this portion of the development be 83, provided all requirements mentioned herein are satisfied; and
36. That all conditions mentioned herein be satisfied prior to recording any final map; and
37. That this development be in compliance with the Single Family Development Standards and Design Guidelines; and
38. That lot numbers, sizes (in square feet), and dimensions be provided on the revised preliminary development plan. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet; and
39. That the setbacks be consistent with the R-1 zoning district, which include the following setbacks:

1. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
 2. Interior side: Five (5) feet.
 3. Corner side: Ten (10) feet.
 4. Rear yard: Fifteen (15); and
40. That the perimeter walls be owned and maintained by the homeowners' association; and
41. That corner side yard landscaping be maintained by the homeowners' association; and
42. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
43. That the following list of amenities be provided as a minimum:
1. Circuitous lighted paths
 2. A minimum of 20 24-inch box trees per acre
 3. At least 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada
 4. At least one large open space area for group / organized play
 5. One large group shade area / gazebo (30' diameter), lighted
 6. Picnic tables and barbecue grills
 7. Benches spaced along park pathways
 8. Details of amenities to be provided
44. That measures to achieve a noise level reduction, outdoor-to-indoor, of 60 decibels be incorporated into the design and construction of each dwelling; and
45. That prospective homeowners shall sign a written notice declaring knowledge of the existence of the North Las Vegas Airport, wherein a minimum fifty percent (50%) increase of flight operations, including 24-hour operation, is expected in the near future; and
46. All conditions mentioned herein shall be satisfied prior to application of a tentative map or final development plan.
47. Driveways shall not be located within the chicane islands.
48. All areas within the chicanes and not specifically required for vehicular or pedestrian movements shall be identified as "Common Elements" on the conforming tentative and final maps, shall be landscaped in accordance with the requirements for streetscapes and shall be maintained by the Homeowners' Association.

Keith Hatton of G.C. Wallace, 10000 West Charleston Boulevard, Las Vegas, NV 89135 appeared on behalf of the applicant stating it would not be possible to put a curvilinear street on this site.

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

Chairman Aston closed the Public Hearing.

Chairman Aston asked how far the entrance into the community was from Cheyenne Avenue. Randy Cagle, Real Property Services Manager responded it appeared to be approximately 300 feet. Chairman Aston asked how many feet were needed. Mr. Cagle stated 230 feet were needed. Chairman Aston asked Staff if chicanes were an approved traffic calming device. Mr. Jordan responded the recommendation was based on all of the departments reviewing the item, including Public Works.

Commissioner Leavitt asked Staff what conditions were being amended or added. Mr. Jordan responded they were in the memo handed out at Briefing, with Condition No. 27 amended and the addition of Condition Nos. 47 and 48.

ACTION: APPROVED PER STAFF RECOMMENDATIONS IN MEMO HANDED OUT AT BRIEFING

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: Commissioner Brown

ABSTAIN: None

31. VAC-40-04 (18229) STORAGE WEST - CENTENNIAL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LAACO, LTD. ON BEHALF OF C. ANN AND ROBERT MUELLER AND SIEMPRE, LLC, PROPERTY OWNERS, TO VACATE HOPE STREET BETWEEN CENTENNIAL PARKWAY AND REGENA AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-26-101-002 AND 124-26-101-003. (CONTINUED DECEMBER 22, 2004)

The application was presented by Vicki Adams, Planner on behalf of Staff who indicated Staff was recommending that VAC-40-04 be approved.

Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating he concurred with Staff recommendation.

Chairman Jay 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, Commissioners Leavitt, Shull, Brown, Trivedi and Carvalho

NAYS: None

ABSTAIN: Vice-Chairman Cato

- 32. ZN-126-04 (18201) CELEBRATE @ PROVANCE EAST (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CELEBRATE HOMES, ON BEHALF OF CLIFFORD J. AND DONNA S. FINDLAY, CELEBRATE PROPERTIES, LLC, THOMAS AND KUMIKO WINTER, AND DALE L. AND FRANCES E. REESE, PROPERTY OWNERS, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT AND A C-2 GENERAL COMMERCIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 262 DWELLING UNITS (27 SIX-PLEXES, 8 THREE-PLEXES, AND 38 DUPLEXES) AND APPROXIMATELY 29,600 SQUARE FEET OF COMMERCIAL. THE PROPERTY IS LOCATED EAST OF SIMMONS STREET AND SOUTH OF THE GOWAN DRAINAGE CHANNEL. THE ASSESSOR'S PARCEL NUMBERS ARE 139-05-601-002, 139-05-601-003, 139-05-601-004, 139-05-601-006, 139-05-601-007, 139-05-601-008, 139-05-601-009, 139-05-601-010, 139-05-601-014, 139-05-601-029, 139-05-601-031, AND 139-05-601-033. (CONTINUED JANUARY 12, 2005)**

Commissioner Harry Shull stated he would be abstaining from the vote on this item as his company is the applicant.

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending 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 not exceed 262 dwelling units.
3. If AMP-109-04 is not approved, then this application shall be null and void.
4. This development shall comply with the configuration of residential and commercial land uses determined by AMP-109-04.
5. Paired residences within the development shall comply with all requirements of the Single Family Design Guidelines.
6. Multi-family areas (three-plexes, six-plexes) within the development shall comply with all requirements of the Multi-Family Design Guidelines with the following exceptions:
 - a. The perimeter landscape setback along Simmons Street may be reduced to a width of twenty (20) feet, including sidewalks.
 - b. Vehicular access to multi-family units may be provided from streets classified as

local streets serving single-family residences.

- c. The required twenty (20) foot landscaped buffer yard adjacent to abutting properties may be reduced to ten (10) feet.
 - d. The minimum separation between Buildings 65/66 and 66/67 may be reduced to fifteen (15) feet.
7. Commercial areas within the development shall comply with all requirements of the Commercial Design Guidelines with the following exceptions:
- a. The required twenty (20) foot landscaped buffer area adjacent to the abutting residential area to the north may be reduced to ten (10) feet.
 - b. As shown on the development plan, a “patio” may encroach into the required landscape setback north of Bldg. D.
 - c. Curvilinear sidewalks are not required along Craig Road where straight sidewalks have already been installed and maintained in good condition.
 - d. The landscaped setbacks adjacent to the 60' entrance street from Craig Road may be reduced to twenty (20) feet, including sidewalks.
 - e. A sidewalk is not required along the eastern side of the 60' entrance street from Craig Road.
8. The following building setbacks shall be established for the residential component of this development:

	R-2 (Paired Residences)	Multi-family (3-plex, 6-plex)
Front	20' *	5'
Interior Side	5'	10'
Corner Side	10'	10'***
Rear Yard	15'***	10'

* Buildings 8-12 and 20-24 shall have a 5' front setback.
 ** Building 13 may have a 5' rear yard and a 20' side yard.
 *** Buildings 44, 61-64, 68, 69, 72, and 73 may have a 5' side yard.

9. For all multi-family residential units, a 10' landscape easement shall be provided where private patios encroach into the required landscape buffer adjacent to any abutting property.
10. The required 10' landscape buffer and all areas where a 10' landscape easement is provided due to private patios encroaching into the landscape buffer shall be planted with 24" box trees planted 20' on center and approved plant materials to provide a minimum ground coverage of 60% at maturity (not including trees).
11. All landscaping within the required 10' landscape buffer and easements shall be maintained by the Homeowners' Association.
12. All perimeter walls shall be owned and maintained by the Homeowners' Association.
13. The development shall provide a minimum of 4.3 acres (187,308 sq. ft.) of usable open space, as approved by staff.
14. The developer shall meet jointly with the Departments of Parks and Recreation and Planning and Zoning to discuss the design and usability of proposed open space areas and the amenities to be provided prior to submitting a final development plan.
15. 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
16. Shared trash collection areas and dumpsters of sufficient size and number for the needs of the development, as approved by staff and Republic Services, shall be provided for all multi-family areas (three-plexes, six-plexes) within the development.
17. Proposed lots will not be permitted within the dedicated Gowan Outfall Channel access area.
18. Assessments for the Craig Road SID No. 58 must be paid in full prior to recordation of the final map.

19. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
20. The commercial portions of the project shall be mapped as a separate phase.
21. The townhome and condominium areas of the development shall be mapped as separate phases with townhouse "lots" and private streets in the townhouse phases, and condominium units and private drives and parking areas in the condominium phases - or - the developer may choose to map all of the residential areas as condominiums, and then if desired, designate the private yard areas of the "townhomes" as limited common elements appurtenant to the adjacent townhouse unit.
22. The property owner is required to sign a restrictive covenant for utilities.
23. Approval of a drainage study is required prior to submittal of civil improvement plans.
24. The property owner is required to grant roadway easements where public and private streets intersect.
25. 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.
26. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
27. A revocable encroachment permit for landscaping within the public right of way is required.
28. All common elements shall be labeled and are to be maintained by the Homeowners' Association.
29. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
30. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
31. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
32. 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. Simmons Street
 - b. Fusilier Drive
 - c. Whitney Peak Way
 - d. Craig Road
33. Should AMP-110-04 and VAC-42-04 be approved, all streets within this Planned Unit Development shall be private, except the turn around being provided for Whitney Peak Way, which must be offered for dedication.
 34. VAC-42-04 shall record concurrently with the associated final map.
 35. AMP-110-04 shall be effective upon recordation of the residential final map, otherwise the amendment will be deemed null and void.
 36. Right-of-way dedication for a flared intersection is required along Craig Road near Simmons Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
 37. Approval of a traffic study is required prior to submittal of the civil improvement plans.
 38. A queuing analysis is required.
 39. The number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.130. Conformance may require modifications to the site.
 40. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Simmons Street and Craig Road.
 41. 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.
 42. The property owner is required to sign a restrictive covenant for utilities.
 43. The developer is responsible for the acquisition of public utility easements needed for any off-site utilities.

44. The modified stub street, which features a minimum back of curb radius of 24 feet, is limited to a maximum length of 150 feet and a maximum lot frontage of four. Any cul-de-sac exceeding these standards shall provide a standard cul-de-sac design.
45. Interior streets adjacent to any proposed townhome lot(s) 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.
46. Sidewalks, with a minimum width of three and half (3.5) feet, are required on one side of all interior, private streets.
47. Regarding the townhome portion of the development, all residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
48. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
49. 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.
50. 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.
51. Due to the width of streets shown on the development plan, on-street parking shall be prohibited on one/both side(s) of by marking of the fire lane. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code. Fire Code prohibits parking on streets from 24' to 31' in width, but allows parking on one side of streets from 32' to 39' in width and both sides of streets 40' and wider.

Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared with George Garcia on behalf of the applicant stating he concurred with Staff recommendation.

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

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: Commissioner Shull

33. UN-03-05 (18460) CENTENNIAL 5 LLC RETAIL CENTER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CREST RIDGE, LLC, ON BEHALF OF CENTENNIAL 5 DEVELOPMENT LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND GOLDFIELD STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-801-013. (CONTINUED JANUARY 12, 2005)

The application was presented by Vicki Adams, Planner on behalf of Staff who indicated there are currently two applications before City Council to change the parcel directly north to multi-family development and if those applications are approved, the site would be required to provide 20 feet of landscape buffer along the northern property line because the land use would be changed from commercial to residential. If the applications are not approved, an interconnected drive aisle would be required between the two adjoining commercial properties. Neither option is proposed on the revised site plan; therefore, Staff was recommending that UN-03-05 be continued to allow the applicant to address Staff concerns along the northern property line.

George Garcia of G.C. Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014 appeared on behalf of the applicant stating he concurred with Staff recommendation with the exception of Condition No. 11, he would like deleted. Mr. Garcia asked Staff for clarification "if there is a subdivision of the property that would occur, it would have to be by commercial subdivision map" he asked if a parcel map would also be acceptable.

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

Chairman Aston closed the Public Hearing.

Marc Jordan, Planning Manager stated Staff had not seen the landscaping on the northerly property line. The waiver request was not considered as part of the application. Since the property had already been approved, and is being recommended to City Council for residential, by the Commission. The Commercial Design Guidelines require 10 feet of landscaping next to residential property lines; therefore, Staff recommends that the 20 feet be provided. If the item is approved, Staff is not supporting a reduction in landscaping and recommend the full 20 feet be required.

Chairman Aston reopened the Public Hearing.

ACTION: CONTINUED TO FEBRUARY 9, 2005

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

- 34. UN-04-05 (18456) CENTENNIAL 5 LLC RETAIL CENTER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CREST RIDGE, LLC, ON BEHALF OF CENTENNIAL 5 DEVELOPMENT LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A CONVENIENCE FOOD RESTAURANT WITH DRIVE-THRU. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND GOLDFIELD STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-801-013. (CONTINUED JANUARY 12, 2005)**

The applicant requested that UN-04-05 be withdrawn.

ACTION: WITHDRAWN BY APPLICANT

35. SPR-02-05 (18447) LONE MTN & LOSEE CONDOMINIUMS. AN APPLICATION SUBMITTED BY GSL PROPERTIES, INC., ON BEHALF OF R&S LOSEE, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT CONSISTING OF 432 CONDOMINIUMS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF LOSEE ROAD AND WASHBURN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-35-703-008. (CONTINUED JANUARY 12, 2005)

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of SPR-02-05 subject the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The development shall be in full compliance with the Multi-Family Residential Development Standards and Design Guidelines and the R-3 zoning district regulations.
3. The development of this site shall substantially conform to the revised site plan (dated 1/14/2005).
4. The development shall not exceed 432 dwelling units and 720 total bedrooms, as long as the minimum amount of open space and parking is provided.
5. The installation of sprinklers for fire suppression is required in each structure with a central monitor.
6. Turning radii along Fire access lane shall be designed in accordance with Fire Code.
7. Fire access lanes shall be designed in accordance with Fire Code requirements.
8. At minimum, the following list of amenities should be provided:
 - a. Circuitous lighted paths
 - b. A minimum of 20 24-inch box trees per acre
 - c. 2 differing age-appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada with picnic tables
 - d. Open spaces for group / organized play
 - e. Three group shade areas / BBQ area at swimming pool
 - f. 6 picnic sites with tables and barbecue grills, including 1 16' x 32' shade

- shelter
 - g. Benches spaced along park pathways
 - h. Swimming pool and spa, with recreation building
 - i. Volleyball Court and ½ court basketball
 - j. 3 dog walk areas with doggie stations
 - k. Putting green
 - l. Hard surface area for hopscotch and pavement games
9. Measures to achieve a noise level reduction, outdoor-to-indoor, of 65 decibels must be incorporated into the design and construction of each residential unit.
 10. The prospective tenants shall sign a written notice declaring knowledge of the following statement: "This residential property is located within DNL 65-70dB noise contours delineated by Nellis Air Force Base, wherein the housing development may be subject to daytime and nighttime flyovers by U.S. military aircraft, which may cause intermittent noise of approximately 65 - 70 decibels."
 11. That the following language be included in any legal contract conveying ownership or leasing of the land or units: "This residential property is located within DNL 65-70dB noise contours delineated by Nellis Air Force Base. The U.S. Air Force discourages residential development within DNL 65-70dB noise contours."
 12. The prospective tenants shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm.
 13. All items mentioned herein shall be satisfied prior to submittal of the Civil Improvement Plans or the recordation of any maps.
 14. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
 15. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Losee Road and Washburn Road frontages.
 16. Access locations are subject to review and approval of the City Traffic Engineer.
 17. Right-of-way dedication and construction of a CAT bus turn-out is required on Losee Road near Washburn Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
 18. The property owner is required to grant a pedestrian access easement for sidewalk

within any common element.

19. A revocable encroachment permit for landscaping within the public right of way is required.
20. 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.
21. The property owner is required to grant roadway easements where public and private streets intersect.
22. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
23. Approval of a drainage study is required prior to submittal of the civil improvement plans.
24. 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.
25. 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.
26. Show the limits of the Federal Emergency Management Agency Special Flood Hazard Area Zone A on the tentative map.
27. The City of North Las Vegas does not permit the construction of any buildings within a Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA). Under this policy, the applicant must meet the following requirements prior to issuance of permits and certificates of occupancy:
 1. Grading and off-site construction permits may be issued once a copy of the Conditional Letter of Map Review (CLOMR) application has been submitted to FEMA for processing.
 2. Building permits may be issued once a CLOMR has been obtained from FEMA.
 3. Certificates of Occupancy can be issued once a Letter of Map Revision (LOMR) has been obtained from FEMA.

Dean Rasmussen of Orion Engineering, 7391 Prairie Falcon, Suite 150, Las Vegas, NV 89128 appeared on behalf of the applicant stating he concurred with Staff recommendation but requested that on Condition No. 27 the following wording be added to the end of the first sentence: “unless specifically authorized through a variance, waiver or other appropriate method.”

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION WITH THE FOLLOWING WORDING ADDED TO THE END OF THE FIRST SENTENCE IN CONDITION NO. 27: *“UNLESS SPECIFICALLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR OTHER APPROPRIATE METHOD.”*

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

There was no report given.

CHAIRMAN'S BUSINESS

The Chairman had no business to discuss.

Commissioner Leavitt asked Director Stewart if there would be a meeting to discuss building orientation and set-backs. Director Stewart responded that could be discussed at the work session on the Small Lot Ordinance. The results would then be relayed to the City Manager who would who would present them to City Council.

ADJOURNMENT

The meeting adjourned at 9:43 p.m.

APPROVED: February 23, 2005

/s/ Jay Aston
Jay Aston, Chairman

/s Jo Ann Lawrence
Jo Ann Lawrence, Recording Secretary