

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

May 11, 2005

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

PRESENTATION - VISIONING 2025: Presentation given by Michelle Bailey-Hedgepeth

BRIEFING: 5:30 pm, Conference Room, North Las Vegas City Hall,
2200 Civic Center Drive

CALL TO ORDER: 6:00 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 - Absent
Commissioner Dilip Trivedi - Present
Commissioner Angelo Carvalho - Present

STAFF PRESENT: Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Mary Aldava, Planner
Jim Lewis, Sr. Deputy City Attorney
Randy Cagle, PW, Real Property Services Manager
Kevin Futch, PW, Transportation
Terri Davis, Fire Department
Jo Ann Lawrence, Recording Secretary

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Commissioner Harry Shull

WELCOME: Chairman Jay Aston

Commissioner Jay Aston recognized former Commissioner, Anita Wood.

MINUTES

• **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING OF APRIL 13, 2005.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Commissioners Leavitt, Shull, Trivedi, and Carvalho

NAYS: None

ABSTAIN: Vice-Chairman Cato

CONSENT AGENDA

A. **PW-39-05 (20569) CVS PHARMACY STORE 7252: APPROVE THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY CVS 7252 NV, LLC AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$105,281.04.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

B. **PW-40-05 (20570) MEYERS AUTO PARTS: APPROVE THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY GUARANI TRUST AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$206,310.45.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

C. PW-41-05 (20571) ALEXANDER PECOS INDUSTRIAL CENTER: APPROVE THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY ATAAP COMPANY, LLC AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$191,125.10.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

D. PW-42-05 (20572) NELSON RANCH INFRASTRUCTURE, PHASE 1: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$411,864.75.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

E. PW-43-05 (20573) NELSON RANCH INFRASTRUCTURE, PHASE 2, OFFSITE WATERLINE: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$1,425,750.70.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

F. PW-44-05 (20574) LOGISTICENTER, PHASE 2: APPROVE THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY DP INDUSTRIAL, LLC AND ACCEPT THE IRREVOCABLE STANDBY LETTER OF CREDIT IN THE AMOUNT OF \$2,410,062.55.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

G. PW-45-05 (20575) RUNVEE HOBART WEST, UNIT 1A: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$519,365.46.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

H. PW-46-05 (20576) RUNVEE HOBART WEST, UNIT 1B: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$829,807.66.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

I. PW-47-05 (20577) RUNVEE HOBART WEST, UNIT 2A: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$1,569,406.80.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

J. PW-48-05 (20578) BRUCE & HAMMER UNIT 1: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY U.S. HOME CORP. AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$1,800,128.15.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

K. PW-49-05 (20579) BRUCE & HAMMER UNIT 2: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY U.S. HOME CORP. AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$866,950.60.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

L. PW-50-05 (20580) LONE MOUNTAIN & LOSEE, UNIT 1: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY U.S. HOME CORP. AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$818,091.18.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

M. PW-51-05 (20581) LONE MOUNTAIN & LOSEE, UNIT 2: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY U.S. HOME CORP. AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$351,870.75.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

N. PW-52-05 (20586) CENTENNIAL AZURE, UNIT 2: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY U.S. HOME CORP. AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$386,340.46.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

- O. **PW-53-05 (20587) DECATUR BLVD.: APPROVE THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY WAL-MART STORES, INC. AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$441,530.50.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

- P. **PW-54-05 (20588) SAN MIGUEL & FERRELL: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CELEBRATE HOMES 24, LLC AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$233,651.99.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: Commissioner Shull

- Q. **PW-55-05 (20590) ROSE LAKE, UNIT 1F: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$385,411.40.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

R. PW-56-05 (20592) LA MADRE WAY & FERRELL STREET: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY 192, LLC AND ACCEPT THE IRREVOCABLE STANDBY LETTER OF CREDIT IN THE AMOUNT OF \$467,319.71.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

S. PW-57-05 (20593) PASEO RIDGE, UNIT 2: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY KB HOME NEVADA, INC. AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$512,768.10.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

T. PW-58-05 (20594) SHADOW SPRINGS, UNIT 8, PHASE 3: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY KB HOME NEVADA, INC. AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$1,023,688.02.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

U. PW-59-05 (20595) NELSON RANCH, UNIT 2A: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$606,575.15.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

V. PW-60-05 (20596) NELSON RANCH, UNIT 3A: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$680,762.72.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

W. PW-61-05 (20600) NELSON RANCH, UNIT 4A: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$746,177.85.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

- X. **PW-62-05 (20601) ALEXANDER PLAZA II: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY AMERICAN CASUALTY COMPANY OF READING PENNSYLVANIA TO RELEASE THE PERFORMANCE BOND IN THE AMOUNT OF \$35,495.35.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

- Y. **PW-63-05 (20602) AZURE PLACE: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY SAFECO INSURANCE COMPANY OF AMERICA TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$682,480.76.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

- Z. **PW-64-05 (20603) ELDORADO R1-70, NO. 6 TM 16: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$852,836.99.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

AA. PW-65-05 (20604) RANCHO MIRAGE, UNIT 1 PHASE 3: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY AMERICAN CONTRACTORS INDEMNITY COMPANY TO RELEASE THE PERFORMANCE BOND IN THE AMOUNT OF \$199,808.40 AND NOTIFY FRONTIER INSURANCE COMPANY TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$297,509.12.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

BB. PW-66-05 (20606) ALEXANDER PLAZA: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY INSURANCE COMPANY OF THE WEST TO RELEASE THE OFF-SITE IMPROVEMENT BOND IN THE AMOUNT OF \$78,503.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

CC. PW-67-05 (20607) JASMINE CONDOMINIUMS, UNIT 3: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY TOUSA HOMES, INC. DBA TROPHY HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$363,331.54.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

Item No. 11 was heard next.

NEW BUSINESS

1. **UN-37-05 (20142) CELL TOWER MOUNTAIN UNION TELECOM (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MOUNTAIN UNION TELECOM ON BEHALF OF LAACO, LTD., FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A TELECOMMUNICATION TOWER TO HAVE AN APPROXIMATE 173 FOOT SETBACK FROM A RESIDENTIAL DISTRICT WHERE 200 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND DONNA STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-26-101-003 AND 124-26-101-004.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of UN-37-05 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 this special use permit is site-specific and non-transferable.
3. That the six (6) foot high block wall surrounding the facility equipment shall be finished to match the proposed perimeter wall for the future Storage One mini-warehousing facility. The access gate shall be solid metal.
4. That the pole not display, or be used to aid in the display of, any commercial product, banners, logo, business or purpose.
5. That the tower not exceed 100 feet in height.

The applicant did not wish to make any comments.

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

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

2. UN-39-05 (20150) CRAIG PLAZA - RETAIL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SAHARA VEGAS, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A CONVENIENCE FOOD RESTAURANT WITH A DRIVE-THRU. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CRAIG ROAD AND COLEMAN STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-05-702-009.

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of UN-39-05 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 meet the requirements of the Commercial Development Standards and Design Guidelines.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans.
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/Tentative Map.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. 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.
7. The property owner is required to grant a roadway easement for commercial driveway(s).
8. The property owner is required to sign a restrictive covenant for utilities.
9. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
10. All off-site improvements must be completed prior to final inspection of the first building.

11. Fire access lane turning radii shall be designed and installed in accordance with the Fire Code.

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

Chairman Aston closed the Public Hearing.

Michael Wright, Sahara Vegas LLC, 801 North 500 West, Bountiful Utah appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

3. **AMP-19-05 (20164) CRAIG & ALLEN (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TOUSA HOMES, INC., ON BEHALF OF ALLEN VILLAGE, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF COMMUNITY COMMERCIAL TO LDR LOW DENSITY RESIDENTIAL. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CRAIG ROAD AND ALLEN LANE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-06-701-002 AND 139-06-701-007.**

Item Nos. 3, 4 and 5 were presented together.

The application was presented by Mary Aldava, Planner on behalf of Staff who indicated Staff was recommending continuance of AMP-19-05 to allow the applicant time to incorporate the 6.33 acre parcel into the development or have the original preliminary development plan for ZN-02-89 amended prior to approval of the amendment in question.

Robert Cunningham, Taney Engineering, 4445 South Jones Blvd., Las Vegas, NV 89103 appeared on behalf of the applicant stating he would like the item heard and not be continued because this property and the six acres referred to by Staff were under different ownerships and they were not able to incorporate property they did not own and also due to the time constraints of their contractual obligations with the seller of the subject property.

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

Blake Rosser, 2620 W. Horizon Ridge, Henderson, NV 89014 stated he owned the six acres adjacent to the subject property and was concerned as he purchased the property as commercial and by having a residential use adjacent, he was concerned it would lose value as commercial. With residential on both sides, it would prevent him from doing the intended end use. He stated he had made numerous proposals to the sellers to try to incorporate his parcel with theirs with no success. His biggest concern was, that by changing to residential, he would become an island parcel and with the setback requirements between commercial and residential, would be adversely affected.

Michael Pecar, Terra Firma Development Group, 245 E. Warm Springs Road, Las Vegas, NV 89119 stated Terra Firma was an owner and also represented the ownership group selling the property to Engle Homes and was supporting the residential development to be done by Engle Homes. The interest was also assigned in a purchase contract to Blake Rosser and retained a development interest in his property which was the six acres that Planning Staff wanted incorporated. He was still in support of the R-1 zoning even though he had an interest in the six acre parcel and had been meeting with Mr. Rosser, Engle Homes, and the engineer to try to resolve the issues and were pledged to find a resolution that worked for Mr. Rosser and Engle Homes. Mr. Pecar asked the Commission

to approve AMP-19-05 and forward it to City Council and they would find a resolution before the City Council meeting date.

Blake Rosser stated Terra Firma had a vested interest in the development agreement only on 2.5 acres not the whole 6.13 acres. They did not have any ownership rights to 3.5 acres. The parcel being presented was an island parcel and he met with Engle Homes for the first time, May 11, 2005, to discuss some of the options. He explained he had made a couple of presentations to try to relocate the commercial to a more viable location, which would be toward the corner allowing residential against residential and it was denied by the seller because they were afraid it would cause delays for their applicant but felt a design could be developed that worked well for all parties involved.

Chairman Aston closed the Public Hearing.

Mr. Cunningham stated the properties were not under the same ownership and asked that the residential portion be heard and approved as he felt the development was a good fit for the neighborhood and was compatible with the area and they would work with Mr. Rosser to develop whatever commercial function he had. He had a letter from the director of land development stating they would work with Mr. Rosser to try to come to a resolution with any development the Commission approved. He stated Mr. Rosser presented them with several site plans but to his knowledge, Mr. Rosser had not yet determined what to put on his property and did not want that to hold up his applicant's progress on their portion of property.

Commissioner Harry Shull stated he was not in favor of a project that would isolate commercial and recommended the applicant continue the item and try to come to an agreement with Mr. Rosser.

Mr. Cunningham stated due to contract constraints he wanted the item voted on tonight and before the item was heard by City Council, they were willing to sit down with Mr. Rosser and come to a resolution on the development of the property.

Commissioner Dean Leavitt asked Mr. Cunningham to point out the location of the 2.5 acres of unowned property he was committed to. Mr. Cunningham deferred the question to Mr. Rosser who pointed out the property. Mr. Rosser stated he was joint tenants in common with the 3.5 acres, which he represented as the developer of All Storage. He sold the property to investors and had an obligation to develop a 3.5 acre mini storage. The 2.5 acres was originally planned to go in-line with the existing rest of the retail. When the site was purchased, it was purchased at the same time the owners purchased the 20 acres and the plan was to have Lowe's as the anchor tenant, do in-line retail that tied to Lowe's and add multiple uses of restaurant pads and a car wash and convenience store. The original design was for commercial and he never supported the residential use as it affected his

property considerably. Commissioner Leavitt thanked Mr. Rosser for the history on the property.

Mr. Cunningham stated there were two property owners. In order to change the property as requested by Mr. Rosser, there would have to be numerous contracts. The property was not under contract for purchase and Mr. Rosser had never approached them to purchase his property and was never part of the project being presented. Mr. Cunningham stated the applicant would be willing to work with Mr. Rosser on his mini storage or whatever he determined to do with his property, but he had many ideas on what he wanted to do, but to date had not filed any plans.

ACTION: DENIED

MOTION: Commissioner Shull

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

4. **ZN-39-05 (20166) CRAIG & ALLEN (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TOUSA HOMES, INC., ON BEHALF OF ALLEN VILLAGE, LLC, 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 SOUTHWEST CORNER OF CRAIG ROAD AND ALLEN LANE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-06-701-002 AND 139-06-701-007.**

Item Nos. 3, 4 and 5 were presented together.

The application was presented by Mary Aldava, Planner on behalf of Staff who indicated Staff was recommending continuance of AMP-19-05 to allow the applicant time to incorporate the 6.33 acre parcel into the development or have the original preliminary development plan for ZN-02-89 amended prior to approval of the amendment in question.

Robert Cunningham, Taney Engineering, 4445 South Jones Blvd., Las Vegas, NV 89103 appeared on behalf of the applicant stating he would like the item heard and not be continued because this property and the six acres referred to by Staff were under different ownerships and they were not able to incorporate property they did not own and also due to the time constraints of their contractual obligations with the seller of the subject property.

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

Blake Rosser, 2620 W. Horizon Ridge, Henderson, NV 89014 stated he owned the six acres adjacent to the subject property and was concerned as he purchased the property as commercial and by having a residential use adjacent, he was concerned it would lose value as commercial. With residential on both sides, it would prevent him from doing the intended end use. He stated he had made numerous proposals to the sellers to try to incorporate his parcel with theirs with no success. His biggest concern was, that by changing to residential, he would become an island parcel and with the setback requirements between commercial and residential, would be adversely affected.

Michael Pecar, Terra Firma Development Group, 245 E. Warm Springs Road, Las Vegas, NV 89119 stated Terra Firma was an owner and also represented the ownership group selling the property to Engle Homes and was supporting the residential development to be done by Engle Homes. The interest was also assigned in a purchase contract to Blake Rosser and retained a development interest in his property which was the six acres that Planning Staff wanted incorporated. He was still in support of the R-1 zoning even though he had an interest in the six acre parcel and had been meeting with Mr. Rosser, Engle Homes, and the engineer to try to resolve the issues and were pledged to find a resolution that worked for Mr. Rosser and Engle Homes. Mr. Pecar asked the Commission to approve AMP-19-05 and forward it to City Council and they would find a resolution before the City Council meeting date.

Blake Rosser stated Terra Firma had a vested interest in the development agreement only on 2.5 acres not the whole 6.13 acres. They did not have any ownership rights to 3.5 acres. The parcel being presented was an island parcel and he met with Engle Homes for the first time, May 11, 2005, to discuss some of the options. He explained he had made a couple of presentations to try to relocate the commercial to a more viable location, which would be toward the corner allowing residential against residential and it was denied by the seller because they were afraid it would cause delays for their applicant but felt a design could be developed that worked well for all parties involved.

Chairman Aston closed the Public Hearing.

Mr. Cunningham stated the properties were not under the same ownership and asked that the residential portion be heard and approved as he felt the development was a good fit for the neighborhood and was compatible with the area and they would work with Mr. Rosser to develop whatever commercial function he had. He had a letter from the director of land development stating they would work with Mr. Rosser to try to come to a resolution with any development the Commission approved. He stated Mr. Rosser presented them with several site plans but to his knowledge, Mr. Rosser had not yet determined what to put on his property and did not want that to hold up his applicant's progress on their portion of property.

Commissioner Harry Shull stated he was not in favor of a project that would isolate commercial and recommended the applicant continue the item and try to come to an agreement with Mr. Rosser.

Mr. Cunningham stated due to contract constraints he wanted the item voted on tonight and before the item was heard by City Council, they were willing to sit down with Mr. Rosser and come to a resolution on the development of the property.

Commissioner Dean Leavitt asked Mr. Cunningham to point out the location of the 2.5 acres of unowned property he was committed to. Mr. Cunningham deferred the question to Mr. Rosser who pointed out the property. Mr. Rosser stated he was joint tenants in common with the 3.5 acres, which he represented as the developer of All Storage. He sold the property to investors and had an obligation to develop a 3.5 acre mini storage. The 2.5 acres was originally planned to go in-line with the existing rest of the retail. When the site was purchased, it was purchased at the same time the owners purchased the 20 acres and the plan was to have Lowe's as the anchor tenant, do in-line retail that tied to Lowe's and add multiple uses of restaurant pads and a car wash and convenience store. The original design was for commercial and he never supported the residential use as it affected his property considerably. Commissioner Leavitt thanked Mr. Rosser for the history on the property.

Mr. Cunningham stated there were two property owners. In order to change the property as requested by Mr. Rosser, there would have to be numerous contracts. The property was not under contract for purchase and Mr. Rosser had never approached them to purchase his property and was never part of the project being presented. Mr. Cunningham stated the applicant would be willing to work with Mr. Rosser on his mini storage or whatever he determined to do with his property, but he had many ideas on what he wanted to do, but to date had not filed any plans.

The following comments were in addition to what was stated on Item No. 3:

Mary Aldava, Planner added a letter was received from **Mr. Fred H. Peters, 4223 Oak Bay Way, North Las Vegas, NV 89032** wanting the item conditioned not allowing two story homes and that there be a time frame placed on the construction of the site.

Mr. Cunningham added the plans for the homes were all single story; there were no plans to build any two story homes on the site.

ACTION: DENIED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

5. **T-1176 (20167) CRAIG & ALLEN. AN APPLICATION SUBMITTED BY TOUSA HOMES, INC., ON BEHALF OF ALLEN VILLAGE, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT (PROPOSED R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT) CONSISTING OF 75 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CRAIG ROAD AND ALLEN LANE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-06-701-002 AND 139-06-701-007.**

Item Nos. 3, 4 and 5 were presented together.

The application was presented by Mary Aldava, Planner on behalf of Staff who indicated Staff was recommending continuance of AMP-19-05 to allow the applicant time to incorporate the 6.33 acre parcel into the development or have the original preliminary development plan for ZN-02-89 amended prior to approval of the amendment in question.

Robert Cunningham, Taney Engineering, 4445 South Jones Blvd., Las Vegas, NV 89103 appeared on behalf of the applicant stating he would like the item heard and not be continued because this property and the six acres referred to by Staff were under different ownerships and they were not able to incorporate property they did not own and also due to the time constraints of their contractual obligations with the seller of the subject property.

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

Blake Rosser, 2620 W. Horizon Ridge, Henderson, NV 89014 stated he owned the six acres adjacent to the subject property and was concerned as he purchased the property as commercial and by having a residential use adjacent, he was concerned it would lose value as commercial. With residential on both sides, it would prevent him from doing the intended end use. He stated he had made numerous proposals to the sellers to try to incorporate his parcel with theirs with no success. His biggest concern was, that by changing to residential, he would become an island parcel and with the setback requirements between commercial and residential, would be adversely affected.

Michael Pecar, Terra Firma Development Group, 245 E. Warm Springs Road, Las Vegas, NV 89119 stated Terra Firma was an owner and also represented the ownership group selling the property to Engle Homes and was supporting the residential development to be done by Engle Homes. The interest was also assigned in a purchase contract to Blake Rosser and retained a development interest in his property which was the six acres that Planning Staff wanted incorporated. He was still in support of the R-1 zoning even though he had an interest in the six acre parcel and had been meeting with Mr. Rosser, Engle Homes, and the engineer to try to resolve the issues and were pledged to find a resolution that worked for Mr. Rosser and Engle Homes. Mr. Pecar asked the Commission

to approve AMP-19-05 and forward it to City Council and they would find a resolution before the City Council meeting date.

Blake Rosser stated Terra Firma had a vested interest in the development agreement only on 2.5 acres not the whole 6.13 acres. They did not have any ownership rights to 3.5 acres. The parcel being presented was an island parcel and he met with Engle Homes for the first time, May 11, 2005, to discuss some of the options. He explained he had made a couple of presentations to try to relocate the commercial to a more viable location, which would be toward the corner allowing residential against residential and it was denied by the seller because they were afraid it would cause delays for their applicant but felt a design could be developed that worked well for all parties involved.

Chairman Aston closed the Public Hearing.

Mr. Cunningham stated the properties were not under the same ownership and asked that the residential portion be heard and approved as he felt the development was a good fit for the neighborhood and was compatible with the area and they would work with Mr. Rosser to develop whatever commercial function he had. He had a letter from the director of land development stating they would work with Mr. Rosser to try to come to a resolution with any development the Commission approved. He stated Mr. Rosser presented them with several site plans but to his knowledge, Mr. Rosser had not yet determined what to put on his property and did not want that to hold up his applicant's progress on their portion of property.

Commissioner Harry Shull stated he was not in favor of a project that would isolate commercial and recommended the applicant continue the item and try to come to an agreement with Mr. Rosser.

Mr. Cunningham stated due to contract constraints he wanted the item voted on tonight and before the item was heard by City Council, they were willing to sit down with Mr. Rosser and come to a resolution on the development of the property.

Commissioner Dean Leavitt asked Mr. Cunningham to point out the location of the 2.5 acres of unowned property he was committed to. Mr. Cunningham deferred the question to Mr. Rosser who pointed out the property. Mr. Rosser stated he was joint tenants in common with the 3.5 acres, which he represented as the developer of All Storage. He sold the property to investors and had an obligation to develop a 3.5 acre mini storage. The 2.5 acres was originally planned to go in-line with the existing rest of the retail. When the site was purchased, it was purchased at the same time the owners purchased the 20 acres and the plan was to have Lowe's as the anchor tenant, do in-line retail that tied to Lowe's and add multiple uses of restaurant pads and a car wash and convenience store. The original design was for commercial and he never supported the residential use as it affected his

property considerably. Commissioner Leavitt thanked Mr. Rosser for the history on the property.

Mr. Cunningham stated there were two property owners. In order to change the property as requested by Mr. Rosser, there would have to be numerous contracts. The property was not under contract for purchase and Mr. Rosser had never approached them to purchase his property and was never part of the project being presented. Mr. Cunningham stated the applicant would be willing to work with Mr. Rosser on his mini storage or whatever he determined to do with his property, but he had many ideas on what he wanted to do, but to date had not filed any plans.

ACTION: DENIED

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

6. **VAC-11-05 (20145) CRAIG & COLEMAN (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CELEBRATE HOMES ON BEHALF OF CELEBRATE @ OUTBACK, LLC, PROPERTY OWNER, TO VACATE APPROXIMATELY 479 SQUARE FEET OF OSCAR MARINO AVENUE COMMENCING APPROXIMATELY 182 FEET EAST OF FUSELIER DRIVE AND PROCEEDING EAST APPROXIMATELY 71 FEET. THE ASSESSOR'S PARCEL NUMBER IS 139-05-702-005.**

Commissioner Harry Shull stated he would be abstaining on VAC-11-05 as his company was involved with the application.

The application was presented by Mary Aldava, Planner on behalf of Staff who indicated Staff was recommending approval of VAC-11-05 subject to the following condition:

1. A public utility easement must be reserved over the area to be vacated.

Dean Rasmussen, 7391 Prairie Falcon Road, Suite 150, Las Vegas, NV 89128 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 Carvalho

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

NAYS: None

ABSTAIN: Commissioner Shull

7. **VAC-12-05 (20137) CHEYENNE VILLAGES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY OTAK ON BEHALF OF CHEYENNE APARTMENTS PPG LIMITED PARTNERSHIP, PROPERTY OWNER, TO VACATE THE NORTHERLY FIVE (5) FEET OF THE CHEYENNE SLOPE EASEMENT COMMENCING AT MARY DEE AVENUE AND PROCEEDING EAST APPROXIMATELY 700 FEET; TO VACATE APPROXIMATELY 1,422 SQUARE FEET OF DRIVEWAY EASEMENT COMMENCING APPROXIMATELY 655 FEET EAST OF MARY DEE AVENUE AND PROCEEDING EAST APPROXIMATELY 102 FEET; AND TO VACATE APPROXIMATELY 226 SQUARE FEET OF DRIVEWAY EASEMENT COMMENCING APPROXIMATELY 1,180 FEET EAST OF MARY DEE AVENUE AND PROCEEDING EAST APPROXIMATELY 53 FEET. THE ASSESSOR'S PARCEL NUMBER IS 124-31-604-011.**

The application was presented by Mary Aldava, Planner on behalf of Staff who indicated Staff was recommending approval of VAC-12-05.

Dean Rasmussen, 7391 Prairie Falcon Road, Suite 150, Las Vegas, NV 89128 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: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

8. **ZN-34-97 (20173) THE MEADOWS HOSPITAL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY FLETCHER H. MAJORS, ALC ON BEHALF OF MEADOWS HOSPITAL, LLC AND TROPICAL & LOSEE, LLC, PROPERTY OWNERS, TO AMEND THE CONDITIONS OF A PREVIOUSLY APPROVED PUD PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW A PERMIT TO BE ISSUED FOR MEDICAL OFFICES PRIOR TO THE ISSUANCE OF A PERMIT FOR THE HOSPITAL. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF AZURE AVENUE AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-26-605-002, 124-26-605-004 THRU 005.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending denial of the request to waive Condition No. 13 of ZN-34-97.

Bob Gronauer, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant. He stated over the past three to four years there had been applications for residential, commercial, and industrial developments. Since the initial approval of the zone change for the hospital, there had been hundreds of acres approved for commercial development. Because of the new requirements of the hard zoning, there were no conditions that required an anchor tenant to be built before individual pads were built. Iasis is the developer looking to purchase the property and as part of the purchase and sale agreement contract, one of the things they would like to see come to fruition prior to pulling the building permits on the hospital, are the medical office buildings. The medical office buildings would help with respect to the hospital to move forward in their development.

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

Chairman Aston closed the Public Hearing.

Vice-Chairman Jo Cato asked if the application were approved, what the time frame was for the hospital. Mr. Gronauer stated it was in the purchase and sale stage but did not know the time frame.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

9. **UN-36-05 (20075) BUFFALO WILD WINGS (PUBLIC HEARING). AN**

APPLICATION SUBMITTED BY SOUTHERN NEVADA WHOLESALE SIGN ON BEHALF OF OUTWEST TERRITORY, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A 24 FOOT HIGH SIGN WHERE 8 FEET IS THE MAXIMUM HEIGHT ALLOWED. THE PROPERTY IS LOCATED AT 190 WEST CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-03-601-006.

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending denial of UN-36-05 as it did not comply with existing regulations governing area, style, color and design.

Benjamin Kaye, Southern Nevada Wholesale Signs, 6014 Bond Street, Las Vegas, NV 89118 and Bill Welter, Buffalo Wild Wings, 1517 Angel Berry, Las Vegas, NV 89117 appeared on the application. Mr. Welter stated since the business opened five years ago, Craig Road had been widened significantly, the amount and speed of the traffic had increased and the U-Haul business parked their trucks in the front lane of their parking lot, blocking the view of their sign and business. If two feet were added to the height of their sign, it would be more visible to traffic. If the Commission were to approve the application, he concurred with Staff recommended conditions.

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

Chairman Aston closed the Public Hearing.

Vice-Chairman Jo Cato stated the letter of intent spoke of corporate identity and not about guests being unable to see the existing sign. Mr. Welter responded he was required to change the sign because they were a franchise and the logo had changed. Vice-Chairman Cato asked if there was a height requirement. Mr. Welter responded there was not a height requirement, just the design.

Commissioner Harry Shull stated he was on the Planning Commission when U-Haul's application was approved and remembered there being a conversation about U-Haul not being allowed to park their trucks on the road. He asked Marc Jordan, Planning Manager if remembered whether it was a condition. Mr. Jordan responded he also remembered discussion regarding parking of the trucks but not the details.

Commissioner Dean Leavitt stated as a City it has been a policy when the sign ordinance was amended, existing signs were allowed to remain grandfathered in; but when a modification was requested or an extension of time was applied for, it was the pleasure of the Commission or City Council to require the applicant to bring their signage into conformance with the new guidelines, which would be an eight foot monument sign. Commissioner Leavitt stated he was not in support of the application.

Commissioner Leavitt asked Staff if they could check the records to verify whether or not U-Haul was able to park trucks on the front line of their parking lot. Mr. Jordan responded he would.

ACTION: DENIED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

10. **ZN-38-05 (20098) MILLER FAMILY TRUST (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ALON MILLER ON BEHALF OF THE ALON & ROSANA MILLER FAMILY TRUST, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN O-L OPEN LAND DISTRICT TO A C-2 GENERAL COMMERCIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF DEER SPRINGS WAY AND SLOAN LANE. THE ASSESSOR'S PARCEL NUMBER IS 123-22-301-001.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of ZN-38-05.

Bob Gronauer, 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, Vice-Chairman Cato, Commissioners Leavitt, Shull, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

11. **VN-08-04 (20172) STRIP MALL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TIM C. AYALA ON BEHALF OF G & M DEVELOPMENT, PROPERTY OWNER, FOR AN EXTENSION OF TIME AND TO AMEND CONDITIONS OF A PREVIOUSLY APPROVED VARIANCE TO ALLOW A 3.5 FOOT LANDSCAPE AREA WHERE 15 FEET WAS APPROVED IN A C-2 GENERAL COMMERCIAL DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF LAS VEGAS BOULEVARD AND CAREY AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-13-410-043, 139-13-410-044, 139-13-410-045 AND 139-13-812-164.**

It was requested by the applicant to continue VN-08-04 to May 25, 2005.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO MAY 25, 2005

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

Item No. 18 was heard next.

12. **VN-13-05 (20043) TROPICAL/WALNUT UNIT 3 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY U.S. HOME, ON BEHALF OF GMAC MODEL HOME FINANCE, INC., PROPERTY OWNER, FOR A VARIANCE IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO ALLOW 16.5 FOOT WALL WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED. THE PROPERTY IS GENERALLY LOCATED SOUTH OF AZURE AVENUE AND APPROXIMATELY 707 FEET WEST OF LAMB BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 123-30-601-002 AND 123-30-601-004.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of VN-13-05 subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. That this approval shall allow for a 10.5 foot retaining wall for lots 66 through 80, and that the screen wall shall not exceed six (6) feet in height from the finished grade of the property enclosed by the wall.
3. That the walls be sealed by an approved method to prevent the leaching or transmission of sulfates or calcium deposits through the walls, as approved by the Building Department.
4. The retaining and screen wall shall be decorative as required by the zoning ordinance.

Brent Wilson, VTN Nevada, 2727 South Rainbow Boulevard, Las Vegas, NV 89146 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: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

13. **VN-16-05 (20159) TROPICAL/WALNUT LOT 205 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY U.S. HOME, ON BEHALF OF GMAC MODEL HOME FINANCE, INC., PROPERTY OWNER, FOR A VARIANCE IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO ALLOW A 4-FOOT INTERIOR SIDE SETBACK ON THE WEST SIDE OF THE PROPERTY AND A 3-FOOT SIDE SETBACK ON THE EAST SIDE OF THE PROPERTY ADJACENT TO THE COMMON LOT, WHERE 5 FEET IS REQUIRED ON EACH SIDE. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF GASTER AVENUE AND STIBOR STREET. THE ASSESSOR'S PARCEL NUMBER IS 123-30-611-033.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending denial of VN-16-05 as it was felt the variance request was self-imposed; however, if the Commission feels approval is warranted the following conditions are recommended:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. That a minimum four (4) foot side yard setback on the west side of the property be provided and a three (3) foot side yard setback on the east side of the property.
3. According to R302.1 of the International Residential Code (Exterior Walls), the following provision shall apply to this lot in particular:

Projections extending into the fire separation distance shall have not less than one-hour fire resistive construction on the underside. Therefore, the roof eaves/tiles (underside section) needs to be one -hour fire resistive construction.

Brent Wilson, VTN Nevada, 2727 South Rainbow Boulevard, Las Vegas, NV 89146 appeared on behalf of the applicant stating this was one lot out of 240 in the development that did not meet the setback requirements and felt it was due to the requirement to meander the street. Mr. Wilson stated it was a corner lot; however, there was a six foot common element between the street and the residential lot that would be an adequate buffer zone. The Fire Code was being met with the requested setbacks and there was a final map recorded on the property. He stated the smallest model required a reduction in the setback so he felt the request was reasonable and agreed with the recommended conditions of approval.

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

Chairman Aston closed the Public Hearing.

Chairman Jay Aston asked to see a plot plan. Mr. Wilson stated they had a lot-fit analysis done on the lot. Chairman Aston asked the total separation between the two houses. Mr. Wilson responded the total separation was nine feet. Chairman Aston asked the requirement from the Building Department for the total separation. Mr. Eastman responded it was six feet. Anything less than six feet required fire rated walls.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

14. **VN-14-05 (20135) MONTERREY VILLAS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MONTERREY INVESTMENTS, LLC, PROPERTY OWNER, FOR A VARIANCE IN AN R-A/R-2 REDEVELOPMENT AREA MEDIUM HIGH DENSITY RESIDENTIAL SUBDISTRICT TO ALLOW A 5-FOOT SIDE SETBACK WHERE 10 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT 1811 HOOVER STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-23-311-105.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of VN-14-05 subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. That a minimum 5-foot side yard setback shall be provided at the northern end of the subject parcel.

Esther Rodriguez, 3230 South Buffalo, Las Vegas, NV 89117 appeared along with John Pisciotto, Construction Manager, stating she concurred with Staff recommendation.

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

Chairman Aston closed the Public Hearing.

Commissioner Dean Leavitt commented he was glad to see the vacant lots being developed.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

15. **VN-15-05 (20136) MONTERREY VILLAS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MONTERREY INVESTMENTS, LLC, PROPERTY OWNER, FOR A VARIANCE IN AN R-A/R-2 REDEVELOPMENT AREA MEDIUM HIGH DENSITY RESIDENTIAL SUBDISTRICT TO ALLOW A 5-FOOT SIDE SETBACK WHERE 10 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT 1810 HARDING STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-23-311-073.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of VN-15-05 subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. That a minimum 5-foot side yard setback shall be provided at the northern end of the subject parcel.

Esther Rodriguez, 3230 South Buffalo, Las Vegas, NV 89117 appeared along with John Pisciotto, Construction Manager, stating she 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, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

16. **ZN-09-05 (18729) ANN & ALLEN (PUBLIC HEARING). AN APPLICATION SUBMITTED BY KENNEDY COMMERCIAL ON BEHALF OF ALIANTE COMMONS, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A C-2 GENERAL COMMERCIAL DISTRICT TO AN R-2 TWO FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS GENERALLY LOCATED APPROXIMATELY 370 FEET NORTH OF ANN ROAD AND APPROXIMATELY 150 FEET EAST OF WILLIS STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-30-802-018.**

The application was presented by Mary Aldava, Planner on behalf of Staff who indicated Staff was recommending approval of ZN-09-05.

Dave Clapsaddle, G.C. Garcia, Inc., 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014 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, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

17. **ZN-10-05 (18727) ANN & ALLEN (PUBLIC HEARING). AN APPLICATION SUBMITTED BY KENNEDY COMMERCIAL ON BEHALF OF ALIANTE COMMONS, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A C-P PROFESSIONAL OFFICE COMMERCIAL DISTRICT TO AN R-2 TWO FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS GENERALLY LOCATED EAST OF WILLIS STREET AND APPROXIMATELY 370 FEET NORTH OF ANN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-30-802-018.**

The application was presented by Mary Aldava, Planner on behalf of Staff who indicated Staff was recommending approval of ZN-10-05.

Dave Clapsaddle, G.C. Garcia, Inc., 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014 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, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

18. **ZN-11-05 (18726) ANN & ALLEN (PUBLIC HEARING). AN APPLICATION SUBMITTED BY KENNEDY COMMERCIAL ON BEHALF OF ALIANTE COMMONS, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A C-P PROFESSIONAL OFFICE COMMERCIAL DISTRICT TO A C-2 GENERAL COMMERCIAL DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF WILLIS STREET AND ANN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-30-802-018.**

It was requested by the applicant to continue ZN-11-05 to June 8, 2005.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO JUNE 8, 2005

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

Item No. 20 was heard next.

19. T-1175 (20143) CAMINO AL NORTE OFFICE PARK. AN APPLICATION SUBMITTED BY RICK ABELSON, ON BEHALF OF CAMINO AL NORTE VENTURES, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A C-P PROFESSIONAL OFFICE COMMERCIAL DISTRICT CONSISTING OF 11 ONE-STORY PROFESSIONAL OFFICE BUILDINGS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CAMINO AL NORTE AND WASHBURN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-33-701-004.

The application was presented by Mary Aldava, Planner on behalf of Staff who indicated Staff was recommending approval of T-1175 subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. 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/Tentative Map.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. 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.
5. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
6. 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.
7. A revocable encroachment permit for landscaping within the public right of way is required.
8. 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.
9. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.

10. The property owner is required to grant a roadway easement for commercial driveway(s).
11. The property owner is required to sign a restrictive covenant for utilities.
12. All off-site improvements must be completed prior to final inspection of the first building.
13. Approval of a traffic study is required prior to submittal of the civil improvement plans.
14. The driveway access to Washburn Road is subject to the review and approval of the City Traffic Engineer and must meet the standards set forth in the NLV Municipal Code.

Chet Patel, 2610 West Horizon Ridge Parkway, Henderson, NV 89014 appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

OLD BUSINESS

20. **VN-02-05 (18710) 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. (CONTINUED JANUARY 26, FEBRUARY 9, AND MARCH 23, 2005)**

It was requested by the applicant to withdraw VN-02-05 without prejudice.

ACTION: WITHDRAWN WITHOUT PREJUDICE

21. **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. (CONTINUED JANUARY 26, FEBRUARY 9, AND MARCH 23, 2005)**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending T-1151 be continued as the applicant would be required to complete Montgomery Street to the north or they would be required to provide a cul-de-sac on their property which would change the tentative map and that issue had not been resolved; however, if the Commission desires to approve T-1151, the following conditions were recommended with the deletion of Condition No. 27.

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. T-1151 shall become null and void if ZN-07-05 is not approved by the City Council.
3. The development shall comply with Single-Family Development Standards.
4. Perimeter walls shall be owned and maintained by the Homeowners' Association.
5. 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.
6. Sidewalk is required on a minimum of one side of all interior, private streets.
7. Approval of a drainage study is required prior to submittal of civil improvement plans.
8. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
9. All 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.
10. 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.

11. 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.
12. 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.
13. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
14. 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. Decatur Boulevard
 - b. El Campo Grande Avenue
 - c. San Mateo Street
15. Right-of-way dedication and construction of a flared intersection is required at Tropical Parkway and Decatur Boulevard per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
16. Side lot easements shall conform to the *City of North Las Vegas Municipal Code* section 17.24.210.D.4.a.
17. The property owner is required to grant roadway easements where public and private streets intersect.
18. The property owner is required to grant a pedestrian access easement for sidewalk

- located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
19. A revocable encroachment permit for landscaping within the public right of way is required.
 20. All common elements shall be labeled and are to be maintained by the Home Owners Association.
 21. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards and must be approved by the City of Las Vegas Central Fire Alarm Office. If a conformed tentative map is required, the approved street names shall be shown on the map prior to final signatures.
 22. Approval of a traffic study is required prior to submittal of the civil improvement plans.
 23. A queuing analysis is required if this development is to be gated.
 24. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Decatur Boulevard.
 25. 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.
 26. The developer is responsible for the acquisition of public utility easements needed for any off-site utilities.
 27. VAC-01-05 shall record concurrently with this final map
 28. 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*.
 29. 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 of the final map.
 30. A second means of Fire Department access is required for each group of 25 or more residential units in accordance with Fire Code requirements.

Bob Gronauer, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes

Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating it was his understanding, his engineer, Jerry Slater, worked with Public Works prior to this and they were in agreement that Montgomery Street would require a cul-de-sac bulb to be located entirely on the property and would accept that as a condition of approval and asked that the Tentative map be approved with that condition included.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION WITH THE DELETION OF CONDITION NO. 27 AND THE ADDITION OF A CONDITION TO READ: *THAT MONTGOMERY STREET WILL REQUIRE A CUL-DE-SAC BULB TO BE LOCATED ENTIRELY ON THE PROPERTY.*

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

Chairman Jay Aston recognized City Attorney Sean McGowan.

22. **AMP-12-05 (19670) VILLAGES @ CENTRAL PARK (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ALLIANCE RESIDENTIAL COMPANY ON BEHALF OF U H S DELAWARE, INC., PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATIONS OF OS OPEN SPACE AND REGIONAL COMMERCIAL TO HDR HIGH DENSITY RESIDENTIAL. THE PROPERTY IS GENERALLY LOCATED NORTH OF CRAIG ROAD AND APPROXIMATELY 1,020 FEET WEST OF COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-03-201-004 AND 139-03-201-005. (CONTINUED APRIL 13, 2005)**

It was requested by the applicant to continue AMP-12-05 indefinitely.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED INDEFINITELY

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

Item No. 23 was heard next.

23. **ZN-29-05 (19671) VILLAGES @ CENTRAL PARK (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ALLIANCE RESIDENTIAL COMPANY ON BEHALF OF U H S DELAWARE, INC., PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A C-2 GENERAL COMMERCIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 460 MULTI-FAMILY UNITS, OFFICE AND RETAIL COMMERCIAL. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF COMMERCE STREET AND CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-03-201-004 THRU 139-03-201-006. (CONTINUED APRIL 13, 2005)**

It was requested by the applicant to continue ZN-29-05 indefinitely.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED INDEFINITELY

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

Item No. 24 was heard next.

24. **T-1168 (19700) VILLAGES @ CENTRAL PARK. AN APPLICATION SUBMITTED BY ALLIANCE RESIDENTIAL COMPANY ON BEHALF OF U H S DELAWARE, INC., PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A C-2 GENERAL COMMERCIAL DISTRICT CONSISTING OF ONE COMMERCIAL/RETAIL LOT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-03-201-004 AND 139-03-201-006. (CONTINUED APRIL 13, 2005)**

It was requested by the applicant to continue T-1168 indefinitely.

ACTION: CONTINUED INDEFINITELY

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

Item No. 26 was heard next.

25. T-1169 (19701) CENTENNIAL CROSSING. AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF AMERICAN PACIFIC CAPITAL CENTENNIAL SIMMONS, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-2 TWO-FAMILY RESIDENTIAL DISTRICT, R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT (PROPOSED R-2), AND C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (PROPOSED R-2), CONSISTING OF 106 DUPLEX DWELLINGS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF SIMMONS STREET AND RANCH HOUSE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-29-101-006. (CONTINUED APRIL 13 AND 27, 2005)

The application was presented by Mary Aldava, Planner on behalf of Staff who indicated Staff was recommending approval of T-1169 subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. That T-1169 shall become null and void if AMP-13-05, ZN-30-05, AMP-14-05 and ZN-31-05 is not approved by the City Council.
3. The development shall comply with the R-2, Two-Family Residential District requirements, including but not limited to lot area, lot width, outdoor living area and setbacks.
4. That development shall comply with the Single-Family and Two-Family Design Standards.
5. That the perimeter landscaping along Centennial Parkway and Simmons Street shall be consistent in materials and design with the master-planned community of Aliante.
6. 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.
7. Although the Department of Public Works has no objection to the proposed driveway locations in this case, the applicant must apply for a waiver of a *City of North Las Vegas Municipal Code* requirement, more specifically, Drawing Number 222 of the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements*, which requires a separation of seven (7) feet from the property line to the edge of the driveway; the applicant is proposing two (2) feet.

8. No driveway shall be located within six (6) feet of a curb return, light pole, fire hydrant or other utility features. Compliance may require modifications to the site resulting in fewer lots.
9. 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.
10. Should the applicant desire full access to Centennial Parkway, the entrance must be relocated 660' west of the Centennial Parkway/Simmons Street intersection. Otherwise, access will be limited to right turns in and out by the installation of a raised median island within Centennial Parkway.
11. Approval of a traffic study is required prior to submittal of the civil improvement plans.
12. A queuing analysis is required.
13. The details of the proposed exit gate must be reviewed and approved by the City Traffic Engineer; gates that swing into the right-of-way will not be permitted.
14. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway and Simmons Street.
15. Appropriate subdivision and/or parcel mapping is required to create the parcel(s) as proposed. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
16. Right-of-way dedication for a flared intersection is required at Centennial Parkway and Simmons Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
17. Right-of-way dedication for a CAT bus turn-out is required on Simmons Street near Centennial Parkway per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
18. The property owner is required to grant roadway easements where public and private streets intersect.
19. All common elements shall be labeled and are to be maintained by the Home Owners Association.

20. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
21. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
22. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
23. A revocable encroachment permit for landscaping within the public right of way is required.
24. 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.
25. Approval of a drainage study is required prior to submittal of the civil improvement plans.
26. 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.
27. 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.
28. The preliminary street section(s) shown on the plans shall be used for planning purposes only; the actual thickness of the pavement sections will be determined by the Department of Public Works.

Bill Curran, Curran and Parry, 300 South 4th Street, Las Vegas, NV 89101 appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

26. **VN-09-05 (19413) SIMMONS ASSOCIATES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SIMMONS ASSOCIATES, LLC, PROPERTY OWNER, FOR A VARIANCE IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A 10-FOOT SETBACK WHERE 30 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF SIMMONS STREET AND LAKE MEAD BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-20-614-001. (CONTINUED MARCH 23, APRIL 13 AND 27, 2005)**

It was requested by the applicant to continue VN-09-05 indefinitely.

Chairman Jay Aston opened the Public Hearing. There was a card filled out by **George Gekakis, 2655 S. Rainbow Blvd., Suite 402, Las Vegas, NV 89146** who left before the Public hearing was opened.

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED INDEFINITELY

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

Chairman Jay Aston recognized Councilwoman Stephanie Smith.

Item No. 1 was heard next.

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

There was no report given.

CHAIRMAN'S BUSINESS

Commissioner Dean Leavitt asked if a location and time had been set for Walkable Communities presentation. Marc Jordan, Planning Manager responded the schedule was being coordinated and the Commission would be notified as soon as possible.

ADJOURNMENT

The meeting adjourned at 7:18 p.m.

APPROVED: June 8, 2005

/s/ Jay Aston
Jay Aston, Chairman

/s/ Jo Ann Lawrence
Jo Ann Lawrence, Recording Secretary