

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

July 13, 2005

***All Staff Reports and attachments are available on the City's
Website - [http:// www.cityofnorthlasvegas.com](http://www.cityofnorthlasvegas.com)***

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

CALL TO ORDER: 6:04 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 & Development Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Bob Hoyes, Planner
Jim Lewis, Sr. Deputy City Attorney
Nick Vaskov, Deputy City Attorney II
Randy Cagle, PW, Real Property Services Manager
Kevin Futch, PW, Transportation
James Aldrich, Fire Department
Tony Taylor, Parks Planner
Jo Ann Lawrence, Recording Secretary

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Commissioner Dilip Trivedi

ELECTION OF PLANNING COMMISSION OFFICERS:

ACTION: JAY ASTON ELECTED CHAIRMAN

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: Chairman Aston

ACTION: JO CATO ELECTED VICE-CHAIRMAN

MOTION: Commissioner Leavitt

SECOND: Chairman Aston

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

NAYS: None

ABSTAIN: Vice-Chairman Cato

WELCOME

Chairman Jay Aston

MINUTES

- **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING OF JUNE 8, 2005.**

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-88-05 (21575) TROPICAL SUBSTATION: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY FIDELITY & DEPOSIT COMPANY OF MARYLAND TO RELEASE THE OFF-SITE IMPROVEMENT BOND IN THE AMOUNT OF \$61,483.95.**

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

- B. PW-89-05 (21576) SENECA FALLS V: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY DEVELOPERS SURETY AND INDEMNITY COMPANY TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$150,097.48.**

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

- C. PW-90-05 (21577) NORTHPORT BUSINESS CENTER, PHASE 3: APPROVE THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY JACKSON-SHAW/NORTHPORT III, LP AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$260,783.31.**

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

D. PW-91-05 (21578) VILLAGES @ SIERRA RANCH, VILLAGE 4 UNIT 2: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY KB HOME NEVADA, INC. AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$333,320.20.

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

E. PW-92-05 (21579) NELSON RANCH, UNIT 4B: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$681,833.90.

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

F. PW-93-05 (21580) NVE PARCELS 13 & 69A: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY D.R. HORTON, INC. AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$1,085,682.51.

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

G. PW-94-05 (21581) NVE PARCEL 38: APPROVE THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY NVE COMMERCIAL, LLC AND ACCEPT THE OFF-SITE IMPROVEMENT BOND IN THE AMOUNT OF \$193,572.69.

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

H. PW-95-05 (21582) BRUCE & HAMMER, UNIT 3: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY US HOME CORPORATION AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$218,751.06.

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

I. PW-96-05 (21585) ADAMS TILE & PLASTER: APPROVE THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY EARL A. & ANTHONY C. ADAMS AND ACCEPT THE OFF-SITE IMPROVEMENT BOND IN THE AMOUNT OF \$34,471.56.

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

J. PW-97-05 (21586) FREIGHTLINER: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY JOHN DEERE INSURANCE COMPANY TO RELEASE THE GENERAL FORM SURETY BOND IN THE AMOUNT OF \$22,862.29.

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

K. PW-98-05 (21588) NVE PARCEL 21: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY INSURANCE COMPANY OF THE WEST TO RELEASE THE PERFORMANCE BOND IN THE AMOUNT OF \$1,453,058.26.

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

Item No. 35 was heard first.

NEW BUSINESS

1. **UN-63-05 (21196) JACK IN THE BOX (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LYONS WARREN ON BEHALF OF THE AV NEVADA 2, 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 SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-26-501-004.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of UN-63-05 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. The applicant may be required to submit a traffic study update for review and approval.
3. Approval of a drainage study update is required prior to submittal of the civil improvement plans.
4. The proposed site plan and restaurant building shall comply with the Commercial Development Standards and Design Guidelines with the exception that the drive-thru lane may be located along three (3) sides of the convenience food restaurant.

Steve Schneider, 9455 Ridgehaven, San Diego, CA 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, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

Item No. 4 was heard next.

2. **ZN-53-05 (21224) NEW FOUR-PLEX (PUBLIC HEARING). AN APPLICATION SUBMITTED BY VISTA REAL ESTATE INVESTMENT, INC., PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-A/R-2 REDEVELOPMENT AREA MEDIUM-HIGH DENSITY RESIDENTIAL SUBDISTRICT TO AN R-A/R-3 REDEVELOPMENT AREA HIGH DENSITY RESIDENTIAL SUBDISTRICT. THE PROPERTY IS LOCATED AT 1804 PRINCETON STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-22-711-056.**

ACTION: WITHDRAWN WITHOUT PREJUDICE

3. **SPR-36-05 (21225) NEW FOUR-PLEX. AN APPLICATION SUBMITTED BY VISTA REAL ESTATE INVESTMENT, INC., PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-A/R-2 REDEVELOPMENT AREA DISTRICT /MEDIUM HIGH DENSITY RESIDENTIAL SUBDISTRICT TO ALLOW A REDUCTION IN THE PERIMETER LANDSCAPING FROM 20 FEET TO 10 FEET AND A REDUCTION OF THE LANDSCAPING ADJACENT TO THE TRASH ENCLOSURE FROM 6 FEET TO 3 FEET. THE PROPERTY IS LOCATED AT 1804 PRINCETON STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-22-711-056.**

ACTION: WITHDRAWN WITHOUT PREJUDICE

4. **UN-61-05 (21214) CALVARY MEADOW MESA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DEAN SHEPARDSON ON BEHALF OF FRED KAVLI, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A CHURCH. THE PROPERTY IS LOCATED AT 4339 CORPORATE CENTER DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 139-01-703-006.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of UN-61-05 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-61-05 is site-specific and non-transferable.

The applicant was not present.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

5. **UN-64-05 (21207) TONY'S MEXICAN FOOD RESTAURANT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JUAN BENUTO AND EVA GUILLEN ON BEHALF OF CRAIG SIMMONS ASSOCIATES, LP, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW THE "ON SALE" OF BEER AND WINE IN CONJUNCTION WITH A RESTAURANT. THE PROPERTY IS LOCATED AT 3072 WEST CRAIG ROAD, UNIT A. THE ASSESSOR'S PARCEL NUMBER IS 139-05-317-004.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of UN-64-05 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 UN-64-05 is site specific and non-transferable.

Dave Eder, Nevada Gaming Application Consultant, 777 E. Quartz Avenue, Sandy Valley, NV 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, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

Item No. 8 was heard next.

6. **VAC-19-05 (21067) INTERNATIONAL VILLAGE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ONE CAP ON BEHALF OF THE 5440 WEST SAHARA, LLC, PROPERTY OWNER, TO VACATE MEXICO DRIVE COMMENCING APPROXIMATELY 498 FEET NORTHEAST OF ASIA ROAD AND PROCEEDING NORTH APPROXIMATELY 651 FEET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-07-510-034 AND 139-07-510-035.**

Chairman Jay Aston stated he would be abstaining on this item as the company he worked for was involved with the possible acquisition of this property.

It was requested by the applicant to continue VAC-19-05 to July 27, 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 JULY 27, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: Chairman Aston

7. **VAC-20-05 (21221) INTERNATIONAL VILLAGE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ONE CAP ON BEHALF OF THE 5440 WEST SAHARA, LLC, PROPERTY OWNER, TO VACATE HAWAII DRIVE COMMENCING APPROXIMATELY 897 FEET NORTHEAST OF INDIA AVENUE AND PROCEEDING NORTH APPROXIMATELY 474 FEET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-07-610-063 AND 139-07-610-064.**

Chairman Jay Aston stated he would be abstaining on this item as the company he worked for was involved with the possible acquisition of this property.

It was requested by the applicant to continue VAC-20-05 to July 27, 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 JULY 27, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: Chairman Aston

8. **AMP-32-05 (21229) CHEYENNE POINTE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE MONTECITO COMPANIES ON BEHALF OF THE LAS VEGAS CORNERS I, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF MHDR MEDIUM-HIGH DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL. THE PROPERTY IS GENERALLY LOCATED EAST OF CIVIC CENTER DRIVE AND APPROXIMATELY 153 FEET SOUTH OF CHEYENNE AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-14-512-001 THRU 139-14-512-080, 139-14-502-002 AND 139-14-512-159.**

Item Nos. 8 and 9 were heard together.

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of AMP-32-05.

George Garcia of G.C. Garcia, Inc. 1711 Whitney Mesa Drive, Suite 110, Las Vegas, NV 89014 appeared on behalf of the applicant stating he concurred with Staff recommendation.

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

- **Ernest Smith, 3133 Carroll, North Las Vegas, NV 89030** stated he was okay with a shopping center but was opposed to medium density residential.

Chairman Aston explained the application was to change from Medium-high Density to Community Commercial.

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

9. **ZN-51-05 (21230) CHEYENNE POINTE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE MONTECITO COMPANIES ON BEHALF OF THE LAS VEGAS CORNERS I, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO A C-2 GENERAL COMMERCIAL DISTRICT. THE PROPERTY IS GENERALLY LOCATED EAST OF CIVIC CENTER DRIVE AND APPROXIMATELY 153 FEET SOUTH OF CHEYENNE AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-14-512-001 THRU 139-14-512-080, 139-14-502-002 AND 139-14-512-159.**

Item Nos. 8 and 9 were heard together.

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of ZN-51-05.

George Garcia of G.C. Garcia, Inc. 1711 Whitney Mesa Drive, Suite 110, Las Vegas, NV 89014 appeared on behalf of the applicant stating he concurred with Staff recommendation.

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

- **Ernest Smith, 3133 Carroll, North Las Vegas, NV 89030** stated he was okay with a shopping center but was opposed to medium density residential.

Chairman Aston explained the application was to change from Medium-high Density to Community Commercial.

Chairman Aston closed the Public Hearing.

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

Item No. 11 was heard next.

10. **SPR-35-05 (21227) CHEYENNE POINTE. AN APPLICATION SUBMITTED BY THE MONTECITO COMPANIES, ON BEHALF OF LAS VEGAS CORNERSI, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (PROPOSED C-2 GENERAL COMMERCIAL DISTRICT), A C-2 GENERAL COMMERCIAL DISTRICT, AND A C-P PROFESSIONAL OFFICE COMMERCIAL DISTRICT (PROPOSED C-2 GENERAL COMMERCIAL DISTRICT) TO ALLOW AN 87,814 SQUARE-FOOT RETAIL SITE. THE PROPERTY IS LOCATED EAST OF CIVIC CENTER DRIVE AND SOUTH OF CHEYENNE AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-14-512-159, 139-14-502-002, 139-14-511-001 AND 139-14-512-001 THRU 124-34-512-080.**

It was requested by the applicant to continue SPR-35-05 to August 10, 2005.

ACTION: CONTINUED TO AUGUST 10, 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

11. **T-1187 (21228) CHEYENNE POINTE. AN APPLICATION SUBMITTED BY THE MONTECITO COMPANIES, ON BEHALF OF LAS VEGAS CORNERS I, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (PROPOSED C-2 GENERAL COMMERCIAL DISTRICT), A C-2 GENERAL COMMERCIAL DISTRICT, AND A C-P PROFESSIONAL OFFICE COMMERCIAL DISTRICT (PROPOSED C-2 GENERAL COMMERCIAL DISTRICT) CONSISTING OF 1 COMMERCIAL LOT. THE PROPERTY IS LOCATED EAST OF CIVIC CENTER DRIVE AND SOUTH OF CHEYENNE AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-14-512-159, 139-14-502-002, 139-14-511-001 AND 139-14-512-001 THRU 124-34-512-080.**

The application was presented by Robert Eastman, Principal Planner 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 development shall comply with all applicable codes and ordinances.
2. The tentative map shall be null and void if AMP-32-05 and ZN-51-05 are not approved by the City Council.
3. The names of the water and sewer purveyors must be provided.
4. Improvement plans must be submitted to the Clark County Health District for review and approval before the final map can be approved. If there is a potential for a pretreatment device such as a Grease Interceptor, Sand-Oil Separator or similar to be installed, the building sewer inverts should be located at an elevation that allows for gravity flow of wastewater from the building drains through the pretreatment device and to the building sewer.
5. Approval of a traffic study is required prior to submittal of the civil improvement plans
6. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Civic Center Drive and Cheyenne Avenue if not already existing.
7. Right-of-way dedication and construction of a CAT bus turn-out is required on Cheyenne Avenue near Civic Center Drive per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
8. Right-of-way dedication for a flared intersection, including a right turn lane, is

required at Civic Center Drive and Cheyenne Avenue per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.

9. The driveway accesses onto Civic Center Drive are subject to the review and approval of the City Traffic Engineer and must meet the standards set forth in the NLV Municipal Code.
10. The size and number of driveways and their locations along Cheyenne Avenue are subject to the review and approval of the Nevada Department of Transportation (NDOT).
11. 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.
12. Approval of a drainage study is required prior to submittal of the civil improvement plans.
13. Appropriate subdivision and/or parcel mapping is required to consolidate the parcels. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
14. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
15. The property owner is required to grant a roadway easement for commercial driveway(s).
16. The property owner is required to sign a restrictive covenant for utilities.
17. The applicant must apply for a vacation of the blanket utility easement created with the Crossroads 2 final map, Plat Book 26, Page 94.
18. The existing public water mains shall be removed and replaced. Removal and replacement shall be performed in accordance with "Uniform Design and Construction Standards for Potable Water Systems" (UCDAS) and without disruption to adjacent property owners. Coordination with Utilities Maintenance personnel shall be required to complete the work.

19. The mains shall be placed within a thirty (30) foot utility easement, located a minimum of ten (10) feet from any structure, and shall be located in a drive aisle.
20. Final location of new water mains is subject to approval by the City of North Las Vegas Utilities Department.

George Garcia of G.C. Garcia, Inc. 1711 Whitney Mesa Drive, Suite 110, Las Vegas, NV 89014 appeared on behalf of the applicant stating Condition No. 7 dealt with dedication of a bus turnout. His client believed the dedication was already made and asked that it be subject to Public Works review and approval. Condition No. 8 dealt with dedication for a flared intersection and that was something they would like to do when the corner was acquired and incorporated within the project. He asked that Condition No. 8 be deleted. Randy Cagle, Public Works Real Property Manager stated Condition No. 8 should not be deleted as the geometrics for a flared intersection extends past the portion marked “not a part”, so a portion of that right-of-way dedication would be required from this parcel. Mr. Garcia agreed to leave Condition No. 8. Mr. Garcia stated Condition No. 19 related to the width of the utility easement and asked that it be subject to the review and approval of the Utility Department.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION WITH CONDITION NOS. 7 AND 19 AMENDED TO READ:

7. RIGHT-OF-WAY DEDICATION AND CONSTRUCTION OF A CAT BUS TURN-OUT IS REQUIRED ON CHEYENNE AVENUE NEAR CIVIC CENTER DRIVE PER THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 234.1 SUBJECT TO REVIEW BY STAFF.
19. THE MAINS SHALL BE PLACED WITHIN A THIRTY (30) FOOT UTILITY EASEMENT, LOCATED A MINIMUM OF TEN (10) FEET FROM ANY STRUCTURE, AND SHALL BE LOCATED IN A DRIVE AISLE; SUBJECT TO REVIEW AND APPROVAL BY THE UTILITY DEPARTMENT.

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

Item No. 13 was heard next.

12. **UN-66-05 (21226) CHEYENNE POINTE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE MONTECITO COMPANIES ON BEHALF OF THE LAS VEGAS CORNERS I, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT AND AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (PROPOSED C-2 GENERAL COMMERCIAL DISTRICT) TO ALLOW MINI-WAREHOUSING. THE PROPERTY IS GENERALLY LOCATED SOUTH OF CHEYENNE AVENUE AND APPROXIMATELY 185 FEET WEST OF CARROLL STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-14-512-029 THRU 139-14-512-046, AND 139-14-511-001.**

It was requested by the applicant to continue UN-66-05 to August 10, 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 AUGUST 10, 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

13. **AMP-31-05 (21199) SAM'S CLUB NLV (PUBLIC HEARING). AN APPLICATION SUBMITTED BY KIMLEY-HORN & ASSOCIATES ON BEHALF OF WESLEY D. ADAMS, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF INDUSTRIAL TO REGIONAL COMMERCIAL. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF CRAIG ROAD AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-01-201-003 AND 139-01-201-0027 THRU 139-01-201-034.**

Vice-Chairman Jo Cato left Chambers @ 6:53 p.m.

Item Nos. 13 and 14 were presented together.

Vice-Chairman Cato returned to Chambers @ 6:56 p.m.

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending denial of AMP-31-05 as there was no compelling reason to amend the Comprehensive Plan and the proposed change did not support the City's Priorities or the Visioning 2025 Strategic Plan.

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 felt this was a good location for this development as Sam's Club catered to businesses and needed to have easy access for the business customers from the freeway and beltway; therefore, they try to place their stores so there is easy access to and from major highways.

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

- Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas, NV 89032 stated his support for this application. He felt more amenities should be brought to North Las Vegas.

Chairman Aston closed the Public Hearing.

Ms. Lazovich stated it was projected Sam's Club would employ 178 people at this location and the traffic study had been submitted and any concerns would be addressed.

Chairman Jay Aston felt this type of business would help promote more industrial use in the City and would bring other services to help promote industrial to North Las Vegas. He stated if the project were moved to another location, there would also be a traffic problem and was in support of the application.

Commissioner Steve Brown agreed with Chairman Aston and was also in support of the application as he felt Sam's Club would bring in other types of businesses that were needed.

Commissioner Harry Shull concurred with Chairman Aston and Commissioner Brown. He felt there would be traffic problems in the proposed location no matter what was built there.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

14. **ZN-50-05 (21200) SAM'S CLUB NLV (PUBLIC HEARING). AN APPLICATION SUBMITTED BY KIMLEY-HORN & ASSOCIATES ON BEHALF OF WESLEY D. ADAMS, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN M-2 GENERAL INDUSTRIAL DISTRICT TO A C-2 GENERAL COMMERCIAL DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF CRAIG ROAD AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-01-201-003 AND 139-01-201-0027 THRU 139-01-201-034.**

Item Nos. 13 and 14 were presented together.

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending denial of ZN-50-05 as there was no compelling reason to amend the Comprehensive Plan and the proposed change does not support the City's Priorities or the Visioning 2025 Strategic Plan.

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 felt this was a good location for this development as Sam's Club caters to businesses and needs easy access for the business customers from the freeway and beltway; therefore they try to place their stores so there is easy access to and from major highways.

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

- Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas, NV 89032 stated his support for this application. He felt more amenities should be brought to North Las Vegas.

Chairman Aston closed the Public Hearing.

Ms. Lazovich stated it was projected Sam's Club would employ 178 people at this location and the traffic study had been submitted and any concerns would be addressed.

Chairman Jay Aston felt this type of business would help promote more industrial use in the City and would bring other services to help promote industrial to North Las Vegas. He stated if the project were moved to another location, there would also be a traffic problem and was in support of the application.

Commissioner Steve Brown agreed with Chairman Aston and was also in support of the application as he felt Sam's Club would bring in other types of businesses that were needed.

Commissioner Harry Shull concurred with Chairman Aston and Commissioner Brown. He felt there would be traffic problems in the proposed location no matter what was built there.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

15. **SPR-31-05 (21197) SAM'S CLUB NLV. AN APPLICATION SUBMITTED BY KIMLEY-HORN & ASSOCIATES, ON BEHALF OF WESLEY D. ADAMS, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2 GENERAL INDUSTRIAL DISTRICT (PROPOSED C-2 GENERAL COMMERCIAL DISTRICT) TO ALLOW A 134,723 SQUARE-FOOT RETAIL SITE WITH 677 PARKING SPACES. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF CRAIG ROAD AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-01-201-003, 139-01-201-027, 139-01-201-028, 139-01-201-029, 139-01-201-031, 139-01-201-032, 139-01-201-033 AND 139-01-201-034.**

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending approval of SPR-31-05 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 SPR-31-05 shall be null and void if AMP-31-05 and ZN-50-05 are not approved by the City Council.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans.
4. Additional right-of-way, in the form of a dedicated right turn lane(s), may be required as a result of the traffic study.
5. Right-of-way dedication and construction of a CAT bus turn-out is required on Losee Road near Craig Road. 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. Appropriate subdivision and/or parcel mapping is required to create the proposed parcels. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
11. 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.
12. A revocable encroachment permit for landscaping within the public right of way is required.
13. The property owner is required to sign a restrictive covenant for utilities.
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. 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.
16. Approval of a drainage study is required prior to submittal of the civil improvement plans.
17. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
18. All 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.
19. That the development of this site be in compliance with all conditions of T-1186.
20. That this development shall comply with the Commercial Development Standards and Design Guidelines, including but not limited to the following:

- a. That the sidewalks along Losee Road and Craig Road, if not currently in place, be separated from the backs-of-curb by a minimum five feet (5.00') of landscaping and the sidewalks shall be meandering; and
 - b. That the pedestrian access routes from Losee Road and Craig Road be separated from the vehicular drive aisles by a minimum five feet (5.00') of landscaping; and
 - c. That the pedestrian plaza area be accessible from the internal pedestrian access route(s) identified on the site plan; and
 - d. That foundation landscaping, or a suitable alternative, be provided in accordance with the requirements in the Zoning Ordinance; and
21. That the building shall substantially comply with the submitted elevations unless otherwise noted herein; and
 22. That a Master Sign Program be reviewed and approved by staff prior to the installation of any signage; and
 23. That a minimum 2,800 square feet of on-site pedestrian plaza area be constructed prior to the issuance of a certificate of occupancy. Said pedestrian plaza area shall be buffered on all sides by a minimum ten feet (10.00') of landscaping. Said landscape buffer shall include shrubs sufficient to provide a minimum 60% ground cover within two years of planting, 24-inch box trees spaced not greater than 15 feet on-centers, large boulders and a berm or wall measuring three feet in height as measured from the adjacent drive aisles. The pedestrian plaza area shall be provided with appropriate lighting and shade; and
 24. That no other uses shall be considered or implied to be approved as part of this application; and
 25. That the development of the Sam's Club site be in substantial compliance with the submitted site plan, with all conditions mentioned herein to be satisfied prior to issuance of the Certificate of Occupancy; and
 26. That a major site plan review be submitted for all, or any portion of, the remaining out parcels or undeveloped land within the 32.79±-acre commercial center. All future buildings and signs within this shopping center shall have a unifying design element or theme consistent with the approved Sam's Club; and

27. That all landscaping adjacent to each property line (of the 32.79±-acre site) be installed as part of the first phase of the site's development. Additionally, all sidewalks and landscaping along streets and both sides of all entryways be installed as part of the first phase of the site's development; and
28. That a minimum six (6) bicycle parking stalls be provided within 150 feet of the primary customer entrance. Said bicycle parking areas shall not interfere with required landscape areas or pedestrian access ways; and
29. Exterior roof ladders shall be prohibited. All access to the roof shall be from within the building; and
30. A cornice shall be provided along the top of all exterior walls; and
31. The "Proposed 6' Screen Wall" shall be decorative on both sides and shall be installed as part of the first phase of this site's development. The wall shall include a decorative pilaster every 60 linear feet, or portion thereof, a decorative cap and the pilasters shall match those on the building, which includes the color variation and 2" x 2" ornamental metal accents; and
32. The building shall incorporate the decorative columns, including color variation and 2" x 2" ornamental metal accents, along the entire left elevation and spaced not greater than 35 feet, except where the Monier Slate Tile Roof is above; and
33. A roof designed to be consistent with the building shall be provided above the trash compactor area; and
34. Applicant must comply to all Fire Department access requirements as outlined in the Fire Code.
35. Overnight parking of semi-trucks and/or trailers shall be prohibited, except at the loading docks.
36. Some form of physical barrier (e.g., large boulders, staked telephone poles, tack-down curbing, bollards) shall be provided along all edges of pavement to prevent vehicles from driving on an unpaved surface. The barrier type, size and location shall be identified on the civil improvement plans and/or building plans.

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.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

16. **T-1186 (21198) SAM'S CLUB NLV. AN APPLICATION SUBMITTED BY KIMLEY-HORN & ASSOCIATES, ON BEHALF OF WESLEY D. ADAMS, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN M-2 GENERAL INDUSTRIAL DISTRICT (PROPOSED C-2 GENERAL COMMERCIAL DISTRICT) CONSISTING OF 3 COMMERCIAL LOTS. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF CRAIG ROAD AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-01-201-003, 139-01-201-027, 139-01-201-028, 139-01-201-029, 139-01-201-031, 139-01-201-032, 139-01-201-033 AND 139-01-201-034.**

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending approval of T-1186 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 T-1186 shall be null and void if AMP-31-05 and ZN-50-05 are not approved by the City Council.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans.
4. Additional right-of-way, in the form of a dedicated right turn lane(s), may be required as a result of the traffic study.
5. Right-of-way dedication and construction of a CAT bus turn-out is required on Losee Road near Craig Road. 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. Appropriate subdivision and/or parcel mapping is required to create the proposed parcels. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
11. 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.
12. A revocable encroachment permit for landscaping within the public right of way is required.
13. The property owner is required to sign a restrictive covenant for utilities.
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. 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.
16. Approval of a drainage study is required prior to submittal of the civil improvement plans.
17. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
18. All 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.
19. That the development of this site be in compliance with all conditions of SPR-31-05. If SPR-31-05 is not approved, then no final maps for this site shall be recorded prior to approval of a major site plan review for the entire 32.79±-acre site.

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.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

17. **UN-17-03 (21065) FIRST SPANISH BAPTIST CHURCH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JUAN SCLAFANI ON BEHALF OF FIRST SPANISH BAPTIST CHURCH, PROPERTY OWNER, TO AMEND A PREVIOUSLY APPROVED USE PERMIT ALLOWING A CHURCH IN AN R-E RANCH ESTATES DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF ALLEN LANE AND WASHBURN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-31-604-011.**

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending denial of the request to delete Condition No. 7 of the previously approved conditions for UN-17-03.

Kevin Gouveia of Swisher Hall Architects, 7373 Peak Drive, Suite 250, Las Vegas, NV 89128 appeared on behalf of the applicant asking for the elimination of a cornice and ceramic tile along the base of the building. They would like to simplify the details to be in keeping with the intent of a simplified design.

Chairman Jay Aston opened the Public Hearing. The following participants came forward stating their support of UN-17-03:

- **Ruben Santiago, 4815 Teal Point Drive, North Las Vegas, NV 89031.**
- **Gerrardo Gonzalez, 2640 Cold Harbor place, North Las Vegas, NV 89031.**
- **Moises Lomeli, 6824 Sheffield Drive, Las Vegas, NV 89108.**
- **Andres Salazar, 3255 E. Desert Inn Road, Las Vegas, NV 89121.**
- **Rocio Lugo, 6054 Evening View Street, North Las Vegas, NV 89031.**
- **Fausto L. Barraza, 4039 Forestville Street, North Las Vegas, NV 89031.**
- **Rafael Mundo, 2905 Chilly Nights Avenue, North Las Vegas, NV 89031.**
- **Ken Donathan, 1078 North Sloan Lane, Las Vegas, NV 89110.**
- **Daniel Ray Trofholz, 1455 E. Rochelle Avenue #43, Las Vegas, NV 89119.**
- **Juan Sclafani, 4212 Autumndale Avenue, North Las Vegas, NV 89031.**

Chairman Aston closed the Public Hearing.

Commissioner Harry Shull asked if the wainscoting could be accomplished using a stucco pop-out with a variation in color. Bob Hoyes, Planner responded the condition for the mandarin split face blocks only applied to the office and fellowship buildings. The condition was drawn from the main sanctuary at that time, which was predominantly mandarin split faced block. The intention was to tie the main sanctuary building to the two accessory buildings, the office and the fellowship building. He stated Staff had no objection to the pop-out and the foam being used. Mr. Gouveia stated the original design was probably done on a master plan for the whole site and prices for construction in 2000 were a lot less than they are today. Churches have difficulty projecting those kinds of problems, so, as architects, they try to help them through the process and advise them where they can save money if possible. He stated that whatever was originally submitted probably would not be used in the future and would change due to the cost of construction. The sanctuary would not be constructed for at least five to seven years. With a simple design, it would be in keeping with the current design being requested for approval.

Commissioner Shull asked the applicant if he had determined the savings by eliminating the tile. Mr. Gouveia responded the savings would be about \$10,000.

Commissioner Steve Brown agreed with Commissioner Shull about having a pop-out in an alternate color, which could save money. He asked if that could be a condition instead of having the wainscoting. Mr. Hoyes responded the existing condition could be amended.

Chairman Jay Aston stated he did not have a problem with the design as presented.

Commissioner Dilip Trivedi stated not having seen the previous design submitted in 2000, he did not understand why the condition of a cornice was imposed or why it was recommended, but he did not have a problem with the current design proposed and was in favor of the request.

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

18. UN-62-05 (21215) ANOTHER MOBILE FLEET SVC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ANOTHER MOBILE FLEET SERVICE, INC., ON BEHALF OF MICHAEL D. HALVERSON, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW AN AUTOMOBILE REPAIR FACILITY (TRUCK). THE PROPERTY IS LOCATED AT 1220 ROCK PEBBLE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-11-110-014.

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending approval of UN-62-05 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; and
2. The applicant shall execute an approved landscape plan that meets zoning ordinance requirements prior to the application for a business license, subject to staff review and approval.
3. The chainlink walls to the west and south of the proposed storage area shall be replaced with a wall that meets the requirements of the zoning ordinance prior to the application for a business license.
4. The existing chainlink gate shall be replaced with solid metal gates prior to application for a business license.
5. UN-62-05 is site-specific and non-transferable.

David Mosdale, 1220 Rockpebble Avenue, North Las Vegas, NV 89030 appeared on behalf of the applicant stating he concurred with Staff recommendation with the exception of Condition No. 2. There are currently trees and bushes which were planted when the building was built. The contractor stated there were problems with the soil and only certain types of vegetation would survive. He also stated the business was not a storage facility, but a repair shop and did not feel he needed the block wall. When a vehicle was in for repair, it was pulled inside the building.

Chairman Jay Aston opened the Public Hearing. The following person was unable to stay for the meeting.

- **Jack McClary, 1285 Rockpebble Avenue, North Las Vegas, NV 89030** was unable to stay but was in support of the application.

Chairman Aston closed the Public Hearing.

Chairman Jay Aston asked the applicant if he was willing to continue for two weeks to allow him to work with Staff on the conditions.

Commissioner Steve Brown asked if Staff would change their recommendation or just explain the conditions to the applicant. Commissioner Brown asked Staff if there was a possibility of the conditions being changed. Marc Jordan, Planning Manager responded there was a possibility of the conditions being changed. When the application was submitted, it was indicated it was office use. When he came in the second time, it was discovered that auto repair was being proposed for the site. Apparently, when Staff went to the site, they noticed the landscaping did not meet the 60% coverage requirement. Screening of storage for an auto repair establishment is a requirement for a special use. Any vehicles awaiting repair must be screened by an opaque wall. If the applicant is indicating he does not have vehicles awaiting repair, that any vehicles coming to the site go straight into the bay, then there was the possibility he would not need the screen wall, which would require the conditions to be amended and Staff did not have the language at this point. The applicant must be aware that the conditions would be based upon the fact that he would not have any outside storage and if he did, the screening would then come into play and he would need to produce that.

Commissioner Steve Brown asked the hours of operation. The applicant responded they were open 24 hours per day, 7 days per week.

Chairman Aston stated one option would be to add a condition stating "Subject to Staff's approval," then the applicant could be moved forward.

Mr. Jordan stated he would be more comfortable with conditions specific to the outside storage rather than subject to Staff review.

ACTION: CONTINUED TO JULY 27, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

Item No. 21 was heard next.

19. **UN-67-05 (21201) COLLEGE PARK (PUBLIC HEARING). AN APPLICATION SUBMITTED BY WEINGARTEN NOSTAT, INC., ON BEHALF OF COLLEGE PARK REALTY & WEINGARTEN NOSTAT, INC., PROPERTY OWNERS, FOR A USE PERMIT IN AN R-A/CR REDEVELOPMENT AREA COMMERCIAL/RETAIL SUBDISTRICT TO ALLOW A CONVENIENCE FOOD RESTAURANT WITH DRIVE THRU. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF LAKE MEAD BOULEVARD AND MCDANIEL STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-23-713-003.**

It was requested by the applicant to continue UN-67-05 to July 27, 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 JULY 27, 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

20. **FDP-08-05 RIVERWALK RANCH TWILIGHT. AN APPLICATION SUBMITTED BY D. R. HORTON, INC., PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF 159 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF TROPICAL PARKWAY AND VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-30-203-002.**

It was requested by the applicant to continue FDP-08-05 to July 27, 2005.

ACTION: CONTINUED TO JULY 27, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

21. **WAV-03-05 (21217) ROME & GOLDFIELD. AN APPLICATION SUBMITTED BY BLUE HERON PROPERTIES, PROPERTY OWNER, FOR APPROVAL OF A WAIVER FROM TITLE 16 IN AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT TO ALLOW A 6-FOOT SEPARATION BETWEEN THE DRIVEWAY AND THE SIDE PROPERTY LINE (WHERE 7 FEET IS REQUIRED), AND LESS THAN THE STANDARD 6-FOOT SEPARATION BETWEEN THE DRIVEWAY AND THE END OF CURB RETURN. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF GOLDFIELD STREET AND ROME BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-801-007 AND 124-22-801-011.**

Commissioner Harry Shull left Chambers at 7:55 p.m.

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. The party wall on the property line between the two buildings shall be constructed in accordance with 2000 IBC, Section 705.
2. The four (4) foot landscape buffer between each two residential units shall contain a minimum of eight (8) shrubs, with a minimum five (5) gallon planting size.

David Potter, Southwest Engineering, 3610 North Rancho Drive, Las Vegas, NV 89130 appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

22. **WAV-04-05 (21210) CENTENNIAL CROSSING. AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL, ON BEHALF OF APC CENTENNIAL SIMMONS, LLC, PROPERTY OWNER, FOR APPROVAL OF A WAIVER FROM TITLE 16 IN AN R-2 TWO-FAMILY RESIDENTIAL DISTRICT TO ALLOW A 4-FOOT SEPARATION (LANDSCAPE BUFFER) BETWEEN THE DRIVEWAYS OF EACH DUPLEX. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF RANCH HOUSE ROAD AND SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-29-101-009 AND 124-29-101-011.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of WAV-04-05 subject to the following conditions:

1. The party wall on the property line between the two buildings shall be constructed in accordance with 2000 IBC, Section 705.
2. The four (4) foot landscape buffer between each two residential units shall contain a minimum of eight (8) shrubs, with a minimum five (5) gallon planting size.

Jennifer Roberts, Great American Capital, 8350 West Sahara Avenue, Suite 210, Las Vegas, NV 89117 appeared on behalf of the applicant stating she concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

- 23. FDP-09-05 (21211) CENTENNIAL ESTATES. AN APPLICATION SUBMITTED BY R. L. HOMES, LLC, ON BEHALF OF DARK, LLC, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF A 164 UNIT CONDOMINIUM DEVELOPMENT. THE PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND DONNA STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-23-401-002.**

Commissioner Harry Shull returned to Chambers at 8:01 p.m.

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of FDP-09-05 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 development shall comply with the Multi-Family Development Standards, including but not limited to a five (5) foot meandering sidewalk separated five (5) feet from the back of curb provided along Donna Street.
3. The development shall comply with the current parking requirements.
4. That the development comply with all conditions of approval of ZN-127-04 and T-1144.
5. Party walls on a property line between two buildings shall be constructed in accordance with the 2000 International Building Code, Section 705.
6. The following park amenities shall be provided within the open space:
 - a. Circuitous lighted paths
 - b. A minimum of 20 24-inch box trees per acre
 - c. At least 2 differing age appropriate play structures for children (ref: ASTM Playground Equipment for Public Use, Sec. 6.2-6.3) 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 (this is not the same as the shelter at the playground areas)
 - f. Swimming pool and cabana
 - g. Picnic table and barbecue grills

- h. Benches spaced along park pathways
- l. Doggie stations
- j. Details of amenities to be provided

Rebecca DeWitt, 2580 Anthem Village Drive, Henderson, NV 89052 appeared on behalf of the applicant stating she concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

24. **SPR-40-05 (21212) CRAIG PROMENADE. AN APPLICATION SUBMITTED BY CRAIG PROMENADE ON BEHALF OF CRAIG RETAIL PARTNERS, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW TWO (2) DIRECTORY SIGNS, EACH CONSISTING OF 570 SQUARE FEET OF SIGN AREA, WHERE 400 SQUARE FEET IS THE MAXIMUM ALLOWED. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CRAIG ROAD AND REVERE STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-03-302-001.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending denial of SPR-40-05 as the additional sign along Revere Street or the additional 170 square feet in area along Craig Road was warranted. However, if the application is approved, the following conditions are recommended:

1. That development shall only be allowed one 45-foot high directory sign along Craig Road.
2. That the maximum square-footage allowed for the directory sign shall be 570 square feet.
3. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating the initial application requested that sign number one to be located on Craig Road and sign number two to be located on Revere Street. The applicant withdrew without prejudice the sign on Revere Street. They believe the proposed sign on Craig Road meets the height and location requirements for a shopping center but does not meet the square footage allowed. The proposed shopping center has over 122,000 square feet of commercial space being proposed, with 22 tenants to be located in the center. With the size of the property and the amount of tenants and square footage, a 400 square foot sign was not big enough. If the application is approved, Mr. Gronauer stated he concurred with the as approved conditions.

- **Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas, NV 89032** stated he was in support of the application.

Chairman Jay Aston asked Staff what determined the height of the sign. Robert Eastman, Principal Planner responded the height was determined predominantly by the zone and the what the sign was requested for. There are some additional requirements regarding the

size of the business that could affect the sign height but typically sign heights were allowed to be taller in the more intense industrial and commercial zones, which is what allows the 45 foot height. The area which is the purpose for the site plan review is predominantly determined by the area of the site and it is as the applicant stated, that there are two requirements, one is either the size of the business or the size of the site and the site is large enough so it qualifies as the largest site and the largest sign in the community. Chairman Aston stated he preferred to see the one sign and add additional square footage on the one sign on Craig Road as long as there were no traffic issues and asked the applicant the height of the sign.

Commissioner Dean Leavitt agreed when there were two signs, problems could be caused for traffic, as there could be confusion as to where to enter and was in support of the application.

Planning and Development Director Jory Stewart stated even though the applicant was eliminating one sign, which they were never entitled to, they were allowed one sign, 400 square feet in size. There was a reason the City of North Las Vegas adopted a sign code and stipulated that the directional sign on a 15 acre shopping center site was limited to 400 square feet in size and there may have been a very good reason and asked the Commission to consider that. Chairman Aston responded, in the Staff Report, it addressed one sign 45 foot high and no more than 570 square feet. Director Stewart responded Staff was recommending denial and those conditions were only if the Commission chose to approve the application. She stated Staff was put in a position to write contingency conditions but that did not necessarily reflect the intent of the original drafter of the sign ordinance.

Commissioner Steve Brown asked Staff if 400 square feet was the maximum for the 15 acre site and if, in the code, there was any signage allowed above 400 square feet. Robert Eastman, Principal Planner responded 400 feet was the maximum allowed. Commissioner Brown was in support of the sign as he felt it was important to be able to list the tenants.

Commissioner Harry Shull stated if there was a maximum sign ordinance it should be adhered to and If the square footage was over the maximum allowed, it should be limited. Each individual business in the shopping center would also have signage on their businesses and felt if this one was approved for 570 square feet, then a precedent would be set and was not opposed to changing the square footage of the sign to 400 square feet.

Commissioner Dilip Trivedi agreed with Commissioner Shull's comments and asked the applicant what the neighboring signs were like, if they were similar in size. Mr. Gronauer responded there were shopping centers approved with signs that were much larger prior to the adoption of the new code.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: Commissioner Shull

ABSTAIN: None

25. SPR-33-05 (21206) LAMB BOULEVARD BRICKYARD. AN APPLICATION SUBMITTED BY RINKER MATERIALS WEST, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW MORE THAN 60,000 SQUARE FEET OF OUTSIDE STORAGE AND DISPLAY. THE PROPERTY IS LOCATED AT 4900 NORTH LAMB BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 123-32-401-008.

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of SPR-33-05 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; and
2. The development shall comply with the Industrial Development Standards and Design Guidelines including but not limited to twenty (20) feet of perimeter landscaping along Lamb Boulevard; and
3. The perimeter of the site shall be enclosed with an eight (8) foot decorative, opaque wall; and
4. The block storage and staging area shall be paved; and
5. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
6. A merger and resubdivision parcel map must be filed to consolidate all parcels being used.

Martin Welsh, 199 North Arroyo Grande Boulevard, Suite 200, Henderson, NV 89074 appeared on behalf of the applicant stating he concurred with Staff recommendation.

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

26. **SPR-30-05 (21066) REVERE MARKETPLACE. AN APPLICATION SUBMITTED BY APK REALTY & INVESTMENTS, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A 37 FOOT HIGH, 292 SQUARE FOOT DIRECTORY SIGN WHERE AN EIGHT (8) FOOT MONUMENT SIGN IS REQUIRED. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CRAIG ROAD AND REVERE STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-04-701-022.**

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending denial of SPR-30-05; however, if the Commission determined approval was warranted, the following conditions were recommended:

1. That the development be allowed one (1) 37-foot high, 292-square-foot directory sign.
2. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Michael Bradshaw, Bradshaw & Associates, 5858 South Pecos, Suite 100, Las Vegas, NV appeared on behalf of the applicant requesting approval. They were requesting to erect the sign eight feet below the allowable height and there were signs to the west of the site that were 45 feet high and felt the proposed sign was attractive.

Chairman Jay Aston asked the location of the proposed sign. Mr. Bradshaw responded the site plan showed the sign to be east of Home Depot Drive. Chairman Aston stated he understood it would be the third driveway east of Home Depot Drive. Chairman Aston asked if the square footage was calculated by the area where the tenant names were and asked Staff if they were calculating by the total face of the sign. He asked if there was a discrepancy between the applicant and Staff on the square footage. Mr. Hoyes responded the square footage was measured where the tenant signage was placed. The name of the Center is not calculated in the square footage. Director Stewart stated the question was why the large sign was in the location Staff was choosing. Chairman Aston responded he was asking about the discrepancy between the square footage. The Staff report showed 292 square feet and the applicant is talking about 247 square feet. Mr. Bradshaw stated tenant square footage was 247 square feet. They have added the title of the center to get the 292 square feet.

Eddie Schmidt, 27 Pinnacle Hill Court, North Las Vegas, NV 89032 stated he was opposed to this application and felt the sign code should be adhered to.

Mr. Bradshaw stated the property to the north was Master Planned Regional Commercial. The proposed sign was located eight feet below the signs to the west and east, which were previously approved.

Chairman Aston questioned why the proposed sign was needed in addition to the monument signs. Mr. Bradshaw responded the monument signs themselves advertise separate pads. The large sign is a directory sign advertising the approximate 30,000 square foot of retail which is about 400 feet from Craig Road. The pad developments would most likely not be advertised on the directory sign. Chairman Aston asked if each business would have a monument sign and a sign on the front of the building. Mr. Bradshaw responded he was not sure of the actual signage as he did not submit the sign plan for the signage on the buildings but thought the establishments would have their standard signage.

Commissioner Dean Leavitt stated if the proposed sign were moved between the second and third driveway, there would be better representation and enough advance notice to the eastern and western drive lanes.

Commissioner Angelo Carvalho stated when driving in Summerlin it was very difficult to find some businesses and felt business was lost because of it.

Commissioner Steve Brown asked the applicant why he wanted the sign in the proposed location instead of where Staff recommended it be installed. Mr. Bradshaw responded the plan was prepared by the developer and the sign company. Commissioner Brown asked the proximity of the previously approved sign to the proposed site. Mr. Bradshaw responded it was to the east and directly across Revere Street.

Commissioner Jo Cato asked the applicant to show exactly where he proposed to place the sign and where the City recommended it be placed. The applicant responded it would be placed just east of the first driveway east of Home Depot Drive. Director Stewart stated Staff's recommendation was based on the Code, which states "monuments signs are allowed when the area across from the commercial center is residential" and does not state exemptions would be allowed if the area was master planned for regional commercial. The area across the street would most likely be used for regional commercial. Staff made their recommendation based on current code. Director Stewart also stated the request was not unreasonable, given the considerations known about the property to the north, but the sign exceeds overall area that would otherwise be permitted and begs the question at what point the sign code was going to be redefined and what the maximum square footage was going to be, which should be considered in the future and Staff be advised of.

Commissioner Dean Leavitt stated the City was going through a much needed Master Plan Update and the land to the north may stay as it is or be recommended to be hard zoned something different but he felt the sign was compatible with the area and was in support of the application.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Brown

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

27. FDP-10-05 (21208) CELEBRATE @ PROVANCE WEST. AN APPLICATION SUBMITTED BY CELEBRATE HOMES, ON BEHALF OF CELEBRATE PROPERTIES, LLC, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF 60 TOWNHOMES. THE PROPERTY IS LOCATED ON THE SOUTHWEST CORNER OF RED COACH AVENUE AND SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-05-203-001.

Commissioner Harry Shull stated he would be abstaining from the vote on this item as the application was submitted by his company.

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending approval subject to the following conditions:

1. That, unless otherwise approved through a variance, waiver or other approved method, this development shall comply with all applicable codes and ordinances.
2. That the development of this site be in compliance with all conditions of Ordinance Number 2058 (ZN-84-04) and T-1142.
3. That the following list of minimum amenities shall be provided:
 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 picnic tables and barbecue grills
 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 barbeque grills
 7. Benches spaced along park pathways
 8. Doggie stations
 9. Swimming pool w. restroom & shower cabana
 10. Game table under trees
 11. Details of amenities to be provided
4. The submitted landscape plan shall be considered conceptual. Landscape and irrigation plans shall be submitted for review and approval through the Building and Safety Division prior to recordation of any final map for the subject development.

5. All applicable previous Fire Department comments related to this project must be met inclusive of a secondary means of access as shown in the tentative map dated 12/14/2004.
6. Permits are required for all structures except as exempted by the CNLV Municipal Code, Building Administrative Code Section 15.72.140 B & C.
7. Construction of the Developed Open Space is to be started no later than the issuance of the 20th building permit, and completed prior to the issuance of the 40th building permit.

George Garcia of G.C. Garcia, Inc. 1711 Whitney Mesa Drive, Suite 110, Las Vegas, NV 89014 and Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating they concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

28. **T-1189 (21220) LA MADRE & LAWRENCE. AN APPLICATION SUBMITTED BY TANEY ENGINEERING, ON BEHALF OF GMAC MODEL HOME FINANCE, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT CONSISTING OF 84 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF LA MADRE WAY AND LAWRENCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-35-802-001, 124-35-802-002, 124-35-802-003, 124-35-802-004, 124-35-802-006, 124-35-802-007, 124-35-802-008 AND 124-22-601-009.**

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending approval of T-1189 subject to conditions as shown in Planning and Development Memo dated July 13, 2005 as follows:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. In order to avoid sawtooth pavement conditions the developer shall install temporary pavement along parcel number 124-35-802-005. Additionally, temporary pavement shall be installed within Harold Street from the southerly project limit to Lone Mountain Road.
3. 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.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
6. 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*.

7. The development shall comply with the Single-Family Design Standards, including but not limited to the following:
 - a. The sidewalk along Lone Mountain Road must be separated from the back of the street curb by a minimum of five (5) feet and be meandering.
 - b. 10 feet of corner lot landscaping is required.
8. That all existing buildings shall be removed prior to final map recordation.
9. The prospective homeowners shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm.
10. Remove the street section thickness from the typical sections. The pavement sections will be determined by the Department of Public Works.
11. Approval of a traffic study is required prior to submittal of the civil improvement plans.
12. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Lone Mountain Road frontage.
13. All Nevada Power Company easements and poles must be shown. The poles shall be located within the landscape area and if the relocation of any poles is required it will be at the expense of the developer.
14. All common elements shall be labeled and are to be maintained by the Home Owners Association.
15. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
16. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
17. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
18. A revocable encroachment permit for landscaping within the public right of way is required.

19. The applicant must apply for a vacation of the northerly ten (10) feet of Lone Mountain Road.
20. The internal residential streets shall be in conformance with the Uniform Standard Drawings for Public Work's Construction Off-Site Improvements Drawing Number 207.
21. 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. Lone Mountain Road
 - b. Lawrence Street
 - c. Harold Street
 - d. La Madre Way

Robert Cunningham, 4445 South Jones Boulevard, Las Vegas, NV 89103 appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

29. T-1188 (21222) LOSEE ROAD MULTI-FAMILY. AN APPLICATION SUBMITTED BY GSL CONSTRUCTION, INC., ON BEHALF OF LOSEE ROAD INVESTORS OF OREGON, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT CONSISTING OF 390 CONDOMINIUM UNITS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF LOSEE ROAD AND WASHBURN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-35-703-008.

Commissioner Dean Leavitt left Chambers @ 8:58 p.m.

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending approval of T-1188 subject to conditions listed in Planning and Development Memo dated July 13, 2005 as follows:

1. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
2. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Losee Road and Washburn Road frontages.
3. 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.
4. 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.
5. 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.
6. A revocable encroachment permit for landscaping within the public right of way is required.
7. 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.
8. The property owner is required to grant roadway easements where public and private streets intersect.

9. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
10. Approval of a drainage study is required prior to submittal of the civil improvement plans.
11. 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.
12. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
13. Show the limits of the Federal Emergency Management Agency Special Flood Hazard Area Zone A on the tentative map.
14. 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:
 - a. 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.
 - b. Building permits may be issued once a CLOMR has been obtained from FEMA.
 - c. Certificates of Occupancy can be issued once a Letter of Map Revision (LOMR) has been obtained from FEMA.
15. Half street improvements over the Losee Road Upper Las Vegas Wash bridge crossing will need to be constructed with this project.
16. The project's Losee Road access shall align with La Madre Way.
17. All off-site improvements must be completed prior to final inspection of the first building.
18. That this development comply with all approved conditions of SPR-02-05.
19. The development of this site shall be in substantial compliance with the submitted tentative map.

20. The number of units and bedrooms shall not exceed 390 and 762, respectively, and subject to the following ratio:
- (1) 108 1-bedroom units;
 - (2) 192 2-bedroom units;
 - (3) 90 3-bedroom units.
21. At a minimum, the following list of amenities shall be provided:
1. Circuitous lighted paths
 2. A minimum of 20 24-inch box trees per acre
 3. 2 differing age appropriate play structures for children (ref: ASTM Playground Equipment for Public Use, sec. 6.2-6.3) with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada with picnic tables
 4. Open spaces for group / organized play
 5. Three group shade area / BBQ area at swimming pool
 6. 6 picnic sites with tables and barbecue grills, including 1 16' x 32' shade shelter
 7. Benches spaced along park pathways
 8. Bocce court
 9. Swimming pool and spa, with recreation building
 10. Volleyball Court and ½ court basketball
 11. 3 dog walk areas with doggie stations
 12. Putting green
 13. Hard surface area for hopscotch and pavement games
22. Building permits for all structures shall be obtained, except as exempted by the CNLV Municipal Code, Building Administrative Code Section 15.72.140 B. & C.

Scott Rudy, 3011 West Horizon Ridge Parkway, Henderson, NV 89052 appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Vice-Chairman Cato

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

30. **SPR-34-05 (21205) CORNERSTONE TRASH ENCLOSURE. AN APPLICATION SUBMITTED BY SUSAN WHEELER, ON BEHALF OF CORNER SHOPPING CENTER, INC., PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-A/CR REDEVELOPMENT AREA DISTRICT AND COMMERCIAL RETAIL SUBDISTRICT TO MOVE A TRASH ENCLOSURE TO THE FRONT OF THE SITE WHERE ORIENTATION TO THE BACK IS REQUIRED. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CIVIC CENTER DRIVE AND LAKE MEAD BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-24-310-001.**

Commissioner Dean Leavitt returned to Chambers @ 9:02 p.m.

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending continuance of SPR-34-05 so the applicant could work with Staff in redesigning the site and submitting a site plan showing all dimensions.

Elmore Bacon, 3737 Pecos McLeod, Las Vegas, NV appeared on behalf of the applicant stating he concurred with Staff recommendation and stated he had a new site plan showing the relocation of the trash enclosure.

Mr. Jordan stated because Staff had not reviewed the revised plan, which would also need to be routed to other departments for review, they were still recommending continuance.

Mr. Bacon agreed to continue for two weeks.

ACTION: CONTINUED TO JULY 27, 2005

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

Item No. 32 was heard next.

OLD BUSINESS

31. **VAC-14-05 (20372) VACATION OF FUSELIER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ALEX COLEMAN, LLC, ON BEHALF OF ALEX COLEMAN, LLC, ROBBIN S. MARTINDALE, ETAL, VELMA DUPREE ELLIS GRUBBS, PROPERTY OWNERS, TO VACATE FUSELIER DRIVE BETWEEN GOWAN ROAD AND ALEXANDER ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-08-501-004, 139-08-501-005, 139-08-501-008, 139-08-501-009, 139-08-502-001, 139-08-502-003, 139-08-502-007, 139-08-502-008, 139-08-601-008, 139-08-602-001, 139-08-602-003 AND 139-08-602-005. (CONTINUED MAY 25 AND JUNE 8, 2005)**

It was requested by the applicant to continue VAC-14-05 to August 10, 2005. Chairman Jay Aston explained since, this was the third request to continue, the applicant would need to show good cause for the continuance.

George Garcia of G.C. Garcia, Inc. 1711 Whitney Mesa Drive, Suite 110, Las Vegas, NV 89014 appeared on behalf of the applicant stating they were still working with their engineer, Parks and Recreation and Public Works Right-of-Way Department to finalize whether the vacation would be workable and what portion of the street could be vacated. All issues with Parks and Recreation had not yet been resolved.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO AUGUST 10, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

32. **ZN-43-05 (20881) NORTH RANCH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D. R. HORTON, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 122 DUPLEX UNITS AND 312 TRIPLEX UNITS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ELKHORN ROAD AND GOLDFIELD STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-501-003, 124-22-601-002 AND 124-22-601-003. (CONTINUED JUNE 22, 2005)**

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending denial of ZN-43-05.

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.

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

Chairman Aston closed the Public Hearing.

ACTION: DENIED

MOTION: Commissioner Shull

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

33. **T-1183 (20884) NORTH RANCH. AN APPLICATION SUBMITTED BY D. R. HORTON, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E RANCH ESTATES DISTRICT (PROPOSED PUD PLANNED UNIT DEVELOPMENT DISTRICT) CONSISTING OF 434 UNITS (122 DUPLEXES AND 312 TRIPLEXES). THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ELKHORN ROAD AND GOLDFIELD STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-501-003, 124-22-601-002 AND 124-22-601-003. (CONTINUED JUNE 22, 2005)**

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending denial of T-1183.

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.

ACTION: DENIED

MOTION: Commissioner Shull

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

34. VAC-17-05 (20895) INTERNATIONAL VILLAGE (PUBLIC HEARING. AN APPLICATION SUBMITTED BY ONE CAP ON BEHALF OF 5440 WEST SAHARA, LLC, PROPERTY OWNER, TO VACATE LIBERIA DRIVE BETWEEN INDIA AVENUE AND BURMA ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-07-610-034 AND 139-07-610-035. (CONTINUED JUNE 22, 2005)

Chairman Jay Aston stated he would be abstaining on this item as the company he worked for was involved with the possible acquisition of this property.

It was requested by the applicant to continue VAC-17-05 to July 27, 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 JULY 27, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: Chairman Aston

35. **SPR-23-05 (20511) SALGADO RESIDENCE. AN APPLICATION SUBMITTED BY RICARDO SALGADO, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-EL RANCH ESTATES LIMITED DISTRICT TO ALLOW A SINGLE-FAMILY DWELLING ON A 7,405 SQUARE FOOT LOT WHERE 10,000 SQUARE FEET IS REQUIRED. THE PROPERTY IS LOCATED AT 3336 SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-08-801-004. (CONTINUED JUNE 8 AND 22, 2005)**

Cathy Salgado, 4886 E. California Avenue, Las Vegas, NV 89104 appeared to translate for **Ricardo Salgado, 4886 E. California Avenue, Las Vegas, NV 89104.**

The application was presented by Robert Eastman on behalf of Staff who indicated Staff was recommending approval of SPR-23-05, if the applicant could show the home can meet all setbacks and ordinance requirements, subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes, ordinances and the Single-Family Design Guidelines. More specifically:
 - a. That the body and trim finish and roof materials of the dwelling unit shall be beige, tans, earth tones, warm pastels or neutral colors indigenous to the Las Vegas Valley and its surrounds, or from the southwest region; and
 - b. Concrete or clay tile, or other Class A Type roofing materials of a similar appearance to concrete or clay tile, shall be used on all sloped roofs. Any area of a roof which utilizes a flat roof design shall incorporate a parapet wall or cornice element on all sides of the area; and
 - c. Mechanical equipment such as air conditioning units and satellite dishes shall be concealed from view of public streets and neighboring properties by dense landscaping, a wall equal to the height of the mechanical equipment being screened and of similar material and design to surrounding walls, or be located behind private yard walls. All exterior air conditioning units shall be ground mounted; and
 - d. Each residential lot shall have a minimum of one tree planted between the sidewalk and the front of each house at the time the house is constructed, in accordance with Section 17.24.210 (E)(6); and
 - e. The garage doors shall have a "pop-out" from the garage wall plane and the doors must be recessed at least 12 inches; and
 - f. Architectural detailing shall be continued to the sides of the structure visible

from the public rights-of-way; and

- g. An additional window shall be installed on the front elevation of the residence, fronting Simmons, located on the wall that encloses the garage; and
 - h. Perimeter landscaping shall be provided along Colton Avenue. The landscaping shall be fifteen (15) feet in width and may include the sidewalk; and
 - i. The dwelling shall have stucco. Stone or brick exteriors. Materials such as simulated stone or brick may be permitted upon review and approval by staff.
2. The residence shall comply with the building setback requirements for the R-EL, Ranch Estates Limited zoning district.
 3. The garage shall be relocated to the east side of the parcel, fronting Colton Avenue.
 4. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
 5. The final building location shall be subject to Staff review and approval.

Kevin Futch, Public Works Transportation Services recommended Condition No. 3 be amended to read: "The garage shall be relocated to the east side of the parcel, fronting Colton Avenue, or as approved by Staff.

Sr. Deputy City Attorney Jim Lewis pointed out there was someone from the Fire Department to translate for the applicant and asked that he read the changes in Spanish for the record so the applicant could better understand the conditions.

Chairman Jay Aston asked the translator to explain the conditions to the applicant.

Rafael Gomez, 6733 Songsburrow Court, North Las Vegas, NV of the North Las Vegas Fire Department translating for the applicant. Mr. Gomez stated he explained to the applicant that the Commission was willing to move forward on the application subject to the four conditions in the Staff report with Condition No. 3 amended and the addition of Condition No. 5. He stated the applicant was willing to accept the conditions but did not want to face his house the opposite direction shown on the plan. Chairman Jay Aston asked Mr. Gomez to explain there were some traffic issues and Public Works was willing to work with him in resolving those issues.

Kevin Futch of Public Works stated they were close to getting a design that worked and felt the access on Colton was not necessary, they could get an access point on Simmons and could resolve that issue in a couple of days.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION WITH CONDITION NO. 3 AMENDED AND CONDITION NO. 5 ADDED TO READ:

3. THE GARAGE SHALL BE RELOCATED TO THE EAST SIDE OF THE PARCEL, FRONTING COLTON AVENUE OR AS APPROVED BY STAFF.
5. THE FINAL BUILDING LOCATION SHALL BE SUBJECT TO STAFF REVIEW AND APPROVAL.

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

Item No. 1 was heard next.

36. **SPR-25-05 (20715) VALUE PLACE. AN APPLICATION SUBMITTED BY NEW RIVER DEVELOPMENT, LLC, ON BEHALF OF AN FINANCIAL CORPORATION, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A 363-UNIT EXTENDED STAY HOTEL DEVELOPMENT WITH THREE (3) FOUR-STORY BUILDINGS FOR A TOTAL OF 127,920 SQUARE FEET. THE PROPERTY IS GENERALLY LOCATED EAST OF COMMERCE STREET APPROXIMATELY 300 FEET NORTH OF CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-03-601-001. (CONTINUED JUNE 8 AND 22, 2005)**

Chairman Jay Aston stated SPR-25-05 was not a Public Hearing, but he would take comments from the Public. The following people came forward:

- **Nancy Appleyard, 5722 Royal Sands Street, North Las Vegas, NV 89031** stated she was representing the Parent Committee at Elizondo Elementary School which is a couple of blocks from the proposed site. She referred to the petition and notices returned by parents who were opposed to this development.
- **Joan Faircloth, 1308 Moorpoint Drive, North Las Vegas, NV 89031** stated she was an employee of Elizondo Elementary School and felt if this development was approved, it would have a negative impact on the school and did not feel this was the right location for a budget suite hotel.
- **Deborah Lewis, 4010 Hemphill, North Las Vegas, NV 89031** stated she did not feel a budget suite hotel belonged close to a school.
- **Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas, NV 89032** agreed with comments from the other participants and stated his opposition to the project.

Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 requested that SPR-25-05 be continued to July 27, 2005.

ACTION: CONTINUED TO JULY 27, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: Commissioner Carvalho

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Planning and Development Director Jory Stewart informed the Commission there would be an APA Conference August 30, 2005 through September 1, 2005 if they were interested in attending.

Director Stewart also informed the Commission there would be a Workshop on August 2, 2005 at 6:00 p.m. in the City Manager's Conference Room with Clarion and Associates regarding the Comprehensive Plan Update.

CHAIRMAN'S BUSINESS

Commissioner Dean Leavitt suggested the Commission think about adding another Public Forum at the beginning of the meeting.

Commissioner Shull agreed that was an option but suggested there be a shorter time limit.

ADJOURNMENT

The meeting adjourned at 9:15 p.m.

APPROVED: August 10, 2005

Jay Aston, Chairman

Jo Ann Lawrence, Recording Secretary