

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

August 24, 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

Jennie Hill, Crime Prevention Specialist, with the North Las Vegas Police Department, gave a presentation on Crime Prevention Through Environmental Design (CPTED).

**CALL TO ORDER:**

6:07 pm., Council Chambers, North Las Vegas City Hall, 2200 Civic Center Drive

**ROLL CALL:**

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

**STAFF PRESENT:**

Jory Stewart, Planning & Development Director  
Marc Jordan, Planning Manager  
Robert Eastman, Principal Planner  
Terence Capers, Planner  
Sean McGowan, City Attorney  
Randy Cagle, PW, Real Property Services Manager  
Clete Kus, PW, Transportation Planner  
Terri Davis, Fire Department  
Tony Taylor, Parks Planner  
Jo Ann Lawrence, Recording Secretary

**VERIFICATION:**

Jo Ann Lawrence, Recording Secretary

**PLEDGE OF ALLEGIANCE:** Commissioner Harry Shull

**WELCOME:** Chairman Jay Aston

### **MINUTES**

- **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING OF JULY 27, 2005.**

ACTION: CONTINUED TO SEPTEMBER 14, 2005

### **CONSENT AGENDA**

- A. **PW-134-05 (22043) COLEMAN AIR PARK: APPROVE THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY COLEMAN AIRPARK LTD, LLC AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$543,280.32. (CONTINUED AUGUST 10, 2005)**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

- B. **PW-135-05 (22256) CHEYENNE & SIMMONS OFF-SITES: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY CONTRACTORS BONDING AND INSURANCE COMPANY TO RELEASE THE OFF-SITE IMPROVEMENT BOND IN THE AMOUNT OF \$20,669.77.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**C. PW-136-05 (22257) NVE NORTH VALLEY COURT, UNIT 1: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY XL SPECIALTY INSURANCE COMPANY TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$819,222.25.**

ACTION: APPROVED

MOTION: Commissioner Shull  
SECOND: Commissioner Carvalho  
AYES: Chairman Aston, Commissioners Shull, Trivedi, and Carvalho  
NAYS: None  
ABSTAIN: None

**D. PW-137-05 (22258) NVE NORTH VALLEY COURT, UNIT 2: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY SAFECO INSURANCE COMPANY OF AMERICA TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$675,845.94.**

ACTION: APPROVED

MOTION: Commissioner Shull  
SECOND: Commissioner Carvalho  
AYES: Chairman Aston, Commissioners Shull, Trivedi, and Carvalho  
NAYS: None  
ABSTAIN: None

**E. PW-138-05 (22259) NVE PARCEL 25: 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 \$1,224,297.54.**

ACTION: APPROVED

MOTION: Commissioner Shull  
SECOND: Commissioner Carvalho  
AYES: Chairman Aston, Commissioners Shull, Trivedi, and Carvalho  
NAYS: None  
ABSTAIN: None :

**F. PW-139-05 (22260) CREEKSIDE ONE, UNIT 1: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY SAFECO INSURANCE COMPANY OF AMERICA TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$891,500.50.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**G. PW-140-05 (22261) CREEKSIDE ONE, UNIT 2: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY SAFECO INSURANCE COMPANY OF AMERICA TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$1,216,922.30.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**H. PW-141-05 (22262) CREEKSIDE ONE, UNIT 3: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY SAFECO INSURANCE COMPANY OF AMERICA TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$750,880.52.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

- I. **PW-142-05 (22268) CRAIG LOSEE BUSINESS PARK 2-7: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY CONTRACTORS BONDING AND INSURANCE COMPANY TO RELEASE THE OFF-SITE IMPROVEMENT BOND IN THE AMOUNT OF \$43,865.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**NEW BUSINESS**

1. **AMP-37-05 (21840) NORTHVIEW (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PJ & CB, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS, TO REMOVE DEER SPRINGS WAY BETWEEN LOSEE ROAD AND LAWRENCE STREET AND TO REMOVE A PORTION OF LAWRENCE STREET BETWEEN DEER SPRINGS WAY AND DORRELL LANE. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF DEER SPRINGS WAY AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-23-701-003, 124-23-701-004, 124-23-601-001, 124-23-601-002, 124-23-601-003, 124-23-601-004, 124-23-601-005, 124-23-601-006, 124-23-601-007, 124-23-601-008, 124-23-601-009, 124-23-601-010, 124-23-601-011, 124-23-601-012, 124-23-601-013, 124-23-601-014, 124-23-601-015 AND 124-23-601-016.**

**Stephanie Allen of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109** appeared on behalf of the applicant requesting that AMP-37-05 be continued to September 14, 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 SEPTEMBER 14, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

2. **VAC-26-05 (21844) NORTHVIEW (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PJ & CB, LLC, PROPERTY OWNER, TO VACATE DEER SPRINGS WAY BETWEEN LOSEE ROAD AND LAWRENCE STREET AND TO VACATE A PORTION OF LAWRENCE STREET BETWEEN DEER SPRINGS WAY AND DORRELL LANE. THE ASSESSOR'S PARCEL NUMBER IS 124-23-601-012.**

**Stephanie Allen of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109** appeared on behalf of the applicant requesting that VAC-26-05 be continued to September 14, 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 SEPTEMBER 14, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

3. **ZN-57-05 (21847) NORTHVIEW (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PJ & CB, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT, A C-2 GENERAL COMMERCIAL DISTRICT, AND A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF:**

- **2.8 MILLION SQUARE FEET OF CONDOMINIUM UNITS, INCLUDING TWO (2) FORTY-STORY TOWERS,**
- **1.7 MILLION SQUARE FEET OF COMMERCIAL, AND**
- **712,000 SQUARE FEET OF RETAIL / OFFICE SPACE.**

**THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-23-701-003, 124-23-701-004, 124-23-601-001, 124-23-601-002, 124-23-601-003, 124-23-601-004, 124-23-601-005, 124-23-601-006, 124-23-601-007, 124-23-601-008, 124-23-601-009, 124-23-601-010, 124-23-601-011, 124-23-601-012, 124-23-601-013, 124-23-601-014, 124-23-601-015, 124-23-601-016, AND 124-23-801-002.**

**Stephanie Allen of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109** appeared on behalf of the applicant requesting that ZN-57-05 be continued to September 14, 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 SEPTEMBER 14, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**Item No. 6 was heard next.**

4. **ZN-20-02 (21761) LOTUS BROADCASTING. (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LOTUS COMMUNICATIONS ON BEHALF OF LOTUS BROADCASTING CORPORATION, PROPERTY OWNER, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED RECLASSIFICATION OF PROPERTY TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW FOUR (4) TRANSMISSION TOWERS. THE PROPERTY IS LOCATED WEST OF MARTIN LUTHER KING BOULEVARD APPROXIMATELY 350 FEET SOUTH OF BROOKS AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-16-210-004, 139-16-210-005, 139-16-210-006, 139-16-210-007, 139-16-210-008 AND 139-16-201-003.**

The application was presented by Marc Jordan on behalf of Staff who indicated Staff was recommending approval of ZN-20-02 subject to the following conditions:

1. A traffic study is required.
2. That a comprehensive drainage study is required.
3. That approval of this application does not imply a commitment by the City for utility service to the subject property. A utility commitment will be issued upon compliance with the requirements and conditions set forth in the Utility commitment with only be issued upon compliance with the requirements and conditions set forth in the Utility Service Commitment Policy Guidelines available from the Department of Public Works.
4. That the development shall comply with all applicable codes and ordinances.
5. That the development shall comply with all applicable requirements of Title 16 and N.R.S. 278.
6. That prior to submittal of a final map, street names shall be submitted to and approved by the Fire Alarm Office and U.S. Postal Service.
7. That street construction must conform to current engineering standards and City ordinances.
8. That technical design comments will be made at the time development plans are submitted.
9. That a water network analysis must be approved prior to development.

10. Any known geologic hazards shall be shown on the plans. The presence of such hazards may substantially alter the design of the tentative map layout.
11. The owner/developer is responsible for extending public utilities to the site.
12. A final development plan shall be required to be reviewed and approved by the Planning Commission.
13. Development of the site shall comply with the Industrial Design Standards, including, but not limited to the following:
  - a. Twenty feet of landscaping shall be provided next to Martin L. King Boulevard;
  - b. Ten (10) feet of perimeter landscaping will need to be provided along the interior 24-foot drive isle;
  - c. Six (6) foot landscape islands will need to be provided at the each end of the parking row; and
  - d. Building will need to incorporate patterns and materials that provide visual interest.
14. Landscaping shall be required next to Martin L. King Boulevard with the first phase of development.
15. Landscaping next to Martin L. King Boulevard shall be similar to the approved landscaping scheme and materials for the street medians in Martin L. King Boulevard.
16. A perimeter wall shall be required with the first phase of development. That portion of the wall adjacent to any public street shall be decorative and subject to staff review and approval.
17. Outside storage shall be prohibited on any lot within the development.
18. The minimum building setback for the front and corner sides shall be 30.
19. All buildings shall not exceed 45 feet in height.
20. All buildings within the development shall share architectural themes and color schemes.
21. That the four (4) proposed radio towers shall not exceed 215 feet in height.
22. If the applicant chooses, cellular facilities may be located on the radio tower.

23. A merger and resubdivision map is required.
24. Driveway number and location are subject to review and approval by the City of North Las Vegas traffic engineer.
25. The applicant must file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA Western Pacific Region, and obtain a permit from the Clark County Director of Aviation. Any structures greater than 2,353 feet above mean sea level at the subject property must obtain a Variance from the Airport Hazard Areas Board of Adjustment (AHABA).
26. The property owner is required to grant a roadway easement for commercial driveway(s).
27. The property owner is required to sign a restrictive covenant for utilities.
28. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.

**Lazell Preator of Integrity Engineering, 2480 E. Tompkins Avenue #232, Las Vegas, NV 89121** appeared on behalf of the applicant stating he concurred with Staff recommendation.

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

Chairman Aston closed the Public Hearing.

**ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION**

**MOTION: Commissioner Shull**

**SECOND: Commissioner Carvalho**

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

**NAYS: None**

**ABSTAIN: None**

5. **FDP-14-05 (21762) LOTUS BROADCASTING. AN APPLICATION SUBMITTED BY LOTUS COMMUNICATIONS ON BEHALF OF LOTUS BROADCASTING CORPORATION, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF COMMUNICATION MAINTENANCE FACILITY WITH FOUR (4) TRANSMISSION TOWERS. THE PROPERTY IS LOCATED WEST OF MARTIN LUTHER KING BOULEVARD AND APPROXIMATELY 350 FEET SOUTH OF BROOKS AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-16-210-004, 139-16-210-005, 139-16-210-006, 139-16-210-007, 139-16-210-008 AND 139-16-201-003.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending that FDP-14-05 be continued to the October 12, 2005 meeting as the final development plan was supposed to show that it complied with the approved PUD. Since the PUD was just amended and had not been forwarded to City Council yet, it was difficult for Staff to determine whether or not Council would accept the recommendation or add any conditions; therefore, Staff would prefer to have the item continued to allow Council the opportunity to review it. The PUD would be introduced at the September 21, 2005 City Council meeting and action taken at the October 5, 2005 City Council meeting. The continuance would also give the applicant time to submit a revised plan that would incorporate the changes recommended by Staff.

**Lazell Preator of Integrity Engineering, 2480 E. Tompkins Avenue #232, Las Vegas, NV 89121** appeared on behalf of the applicant stating he would agree to the October 12, 2005 continuance.

ACTION: CONTINUED TO OCTOBER 12, 2005

MOTION: Commissioner Trivedi

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**Item No. 10 was heard next.**

6. **VAC-27-05 (21845) INTERNATIONAL VILLAGE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ONE CAP ON BEHALF OF 5440 W. SAHARA, LLC, PROPERTY OWNER, TO VACATE A PORTION OF UNIVERSAL DRIVE FROM INTERNATIONAL BOULEVARD TO THE INTERSECTION OF ASIA ROAD AND INDIA AVENUE, APPROXIMATELY 1800 LINEAL FEET. THE ASSESSOR'S PARCEL NUMBER IS 139-07-610-076.**

It was requested by the applicant to continue VAC-27-05 to October 26, 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 OCTOBER 26, 2005

MOTION: Commissioner Trivedi

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

7. **AMP-38-05 (21849) CENTENNIAL CROSSING II (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF LA GRANGE LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF MEDIUM LOW DENSITY RESIDENTIAL TO MEDIUM HIGH DENSITY RESIDENTIAL. THE PROPERTY IS LOCATED WEST OF COMMERCE STREET AND APPROXIMATELY 360 FEET NORTH OF CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-22-401-004.**

It was requested by the applicant to continue AMP-38-05 to September 14, 2005.

Chairman Jay Aston opened the Public Hearing. The following people who filled out cards to speak, agreed to hold comment until September 14, 2005:

- **Glenn Miller, 332 Horse Pointe Avenue, North Las Vegas, NV 89084**
- **Harry Himmenger, 332 River Glider, North Las Vegas, NV 89084**
- **Richard Cherchio, 417 Horse Point Avenue, North Las Vegas, NV 89084**

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO SEPTEMBER 14, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

8. **ZN-59-05 (21853) CENTENNIAL CROSSING II (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF LA GRANGE, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO AN R-2 TWO-FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED WEST OF COMMERCE STREET AND APPROXIMATELY 360 FEET NORTH OF CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-22-401-004.**

It was requested by the applicant to continue ZN-59-05 to September 14, 2005.

Chairman Jay Aston opened the Public Hearing. The following people who filled out cards to speak, agreed to hold comment until September 14, 2005:

- **Glenn Miller, 332 Horse Pointe Avenue, North Las Vegas, NV 89084**
- **Harry Himmenger, 332 River Glider, North Las Vegas, NV 89084**
- **Richard Cherchio, 417 Horse Point Avenue, North Las Vegas, NV 89084**

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO SEPTEMBER 14, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

9. **T-1199 (21851) CENTENNIAL CROSSING II. AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF LA GRANGE LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E RANCH ESTATES DISTRICT CONSISTING OF 58 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED WEST OF COMMERCE STREET AND APPROXIMATELY 250 FEET NORTH OF CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-22-401-004.**

It was requested by the applicant to continue T-1199 to September 14, 2005.

ACTION: CONTINUED TO SEPTEMBER 14, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**Item No. 11 was heard next.**

**10. UN-80-05 (21687) GOLDEN POINT RETAIL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GOLDEN POINT PARTNERS I, LLC, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A FINANCIAL INSTITUTION (CHECK CASHING FACILITY). THE PROPERTY IS LOCATED AT 4476 DONOVAN WAY. THE ASSESSOR'S PARCEL NUMBER IS 139-01-611-006.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending denial of UN-80-05 as there were a number of competing businesses already providing the same general type services this use would provide as there were other check cashing facilities close by.

**Larry John, 4230 Douglas Boulevard #100, Granite Bay, CA** stated they applied for the check cashing facility. The building being constructed is a 7500 square foot building approximately 80% complete and there were a number of tenants interested, one being the check cashing facility. With changes taking place at the Craig Road overpass, there would be two different distinctive trade areas as far as being able to access check cashing facilities. The changes on Craig Road would make Donovan Way its own trade area.

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

Chairman Jay Aston closed the Public Hearing.

City Attorney Sean McGowan advised the Commission they should state the basis of their motion for the record.

Commissioner Shull stated the business was not necessary or compatible with the area and would cause saturation.

ACTION: DENIED; AS THE BUSINESS WAS NOT NECESSARY OR COMPATIBLE WITH THE AREA AND WOULD CAUSE SATURATION

MOTION: Commissioner Shull

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

**Item No. 13 was heard next.**

11. **ZN-60-05 (21854) CENTER POINTE - PHASE 1 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE STRATTON GROUP ON BEHALF OF CENTENNIAL POINTE, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT TO AN R-4 HIGH DENSITY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF NORTH FIFTH STREET AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBER IS 124-22-601-005.**

It was requested, by the applicant, to continue ZN-60-05 to September 28, 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 SEPTEMBER 28, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

12. **ZN-61-05 (21855) CENTER POINTE - PHASE 2 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE STRATTON GROUP ON BEHALF OF CENTENNIAL POINTE, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO AN R-4 HIGH DENSITY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF GOLDFIELD STREET AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-701-002, 124-22-701-003, 124-22-701-004, 124-22-701-005 AND 124-22-701-008.**

It was requested by the applicant, to continue ZN-61-05 to September 28, 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 SEPTEMBER 28, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**Item No. 14 was heard next.**

**13. UN-164-04 (21831) ALIANTE COMMONS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY KENNEDY COMMERCIAL ON BEHALF OF OFFICES AT ALIANTE COMMONS, LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME TO AN APPROVED USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW THE "ON SALE" OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A RESTAURANT (SUPPER CLUB). THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF ANN ROAD AND ALLEN LANE. THE ASSESSOR'S PARCEL NUMBER IS 124-30-802-021.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of UN-164-04 subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, the use shall comply with all applicable codes and ordinances.
2. The development of this site shall comply fully with the Commercial Development Standards and Design Guidelines and the terms and conditions of the Ann-Allen Development Agreement.
3. An overall plan for the exterior design of buildings, landscaping, parking, and signage to be located within the commercial component of the Ann-Allen development shall be approved prior to the issuance of building permits for any pad development.
4. This "On-Sale" Use Permit (UN-164-04) for a supper club is site specific and non-transferable.
5. No building or other permits shall be issued prior to approval of an overall site plan for the entire Ann-Allen development.
6. This application shall comply with the approved conditions of the associated site plan for this commercial development.
7. This "On-Sale" Special Use Permit (UN-164-04) for a supper club will expire on August 24, 2007 unless an extension of time is granted under the requirements of the Zoning Ordinance (Title 17).
8. The submitted floor plan shall be revised to meet the Business Licences and Regulations (Title 5) requirements including that only one (1) bar seat is allowed per fifteen (15) restaurant seats and that seating shall be provided for at least one hundred (100) persons for a for a full-course meal at one time.

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

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

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

**Item No. 16 was heard next.**

14. **VAC-28-05 (21852) RIVERWALK @ ANN ROAD (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TERRITORY, INC. ON BEHALF OF RIVERWALK TERRITORY, LLC, PROPERTY OWNER, TO VACATE A PORTION OF MONTGOMERY STREET FROM ANN ROAD AND PROCEEDING NORTH APPROXIMATELY 678 LINEAL FEET. THE ASSESSOR'S PARCEL NUMBER IS 124-30-401-011.**

It was requested, by the applicant, to continue VAC-28-05 to September 14, 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 SEPTEMBER 14, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

15. **SPR-44-05 (21841) CENTENNIAL & COMMERCE. AN APPLICATION SUBMITTED BY ROBERT GRONAUER ON BEHALF OF CCD TEMPLE LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-2 TWO FAMILY RESIDENTIAL DISTRICT FOR WAIVERS FROM THE MULTIFAMILY DESIGN GUIDELINES. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-813-029, 124-22-813-030, AND 124-22-813-031.**

It was requested, by the applicant, to continue SPR-44-05 to September 14, 2005.

ACTION: CONTINUED TO SEPTEMBER 14, 2005

MOTION: Commissioner Trivedi

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**Item No. 17 was heard next.**

16. **FDP-15-05 (21838) CAMINO AL NORTE. AN APPLICATION SUBMITTED BY CAMINO AL NORTE PROPERTIES LLC, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 146 TOWN HOMES. THE PROPERTY IS LOCATED EAST OF CAMINO AL NORTE AND APPROXIMATELY 100 FEET SOUTH OF RANCHO DEL NORTE. THE ASSESSOR'S PARCEL NUMBER IS 124-34-410-011.**

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

1. Unless expressly authorized through a variance, waiver or another approved method the development shall comply with all applicable codes and ordinances.
2. That the development comply with all conditions of approval of ZN-127-04 and T-1179.
3. Emergency Access shall meet all Fire Codes.
4. As a minimum the following 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 with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada;
  - d. A large open space area for group / organized play;
  - e. One large group shade area / gazebo (25' diameter) with BBQ, lighted ;
  - f. Clubhouse with swimming pool and BBQ areas;
  - g. Five (5) picnic tables and barbecue grills;
  - h. Benches spaced along park pathways;
  - i. Doggie stations
  - j. Water fountain at playground area; and
  - k. Details of amenities to be provided.

**Bill Curran of Curran & Parry, 300 South 4<sup>th</sup> Street, Las Vegas, NV 89101** appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**Item No. 18 was heard next.**

17. **SPR-43-05 (21837) ASHLEY FURNITURE WAREHOUSE. AN APPLICATION SUBMITTED BY JIM THROGMORTON ON BEHALF OF SOUTHWESTERN FURNITURE OF WISCONSIN LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A 96,572 SQ. FT. WAREHOUSE. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF CIVIC CENTER DRIVE AND BRANSON STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-12-202-014.**

It was requested, by the applicant, to continue SPR-43-05 to September 14, 2005.

ACTION: CONTINUED TO SEPTEMBER 14, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**Item No. 19 was heard next.**

**18. T-1197 (21842) ELDORADO R1-60 #16 TM #22. AN APPLICATION SUBMITTED BY PARDEE HOMES, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN OL/DA OPEN LAND/DEVELOPMENT AGREEMENT DISTRICT CONSISTING OF 136 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF DEER SPRINGS WAY AND GENTLE BROOK STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-21-301-009.**

The application was presented by Terence Capers, Planner on behalf of Staff who indicated Staff was recommending approval of T-1197 subject to 13 conditions which include the deletion of Condition No. 12 listed on the Memorandum dated August 24, 2005 and the addition of a condition which reads: Approval of a Drainage Study is required prior to approval of the Civil Improvement Plans. The revised recommended conditions are as follows:

1. Unless expressly, authorized through a variance, waiver or another method, or in conflict with condition No. 2 below, development shall comply with all applicable codes and ordinances.
2. That all lands, areas, and open spaces are to be developed and maintained per the Development Agreement between the City of North Las Vegas and Pardee Homes of Nevada (formally Pardee Construction Company) dated December 10, 1988, or as amended.
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. The preliminary street section(s) shown on the plans shall be used for planning purposes only; the actual thickness of the pavement sections, for public and private streets, will be determined by the Department of Public Works.
5. This development shall comply with the conditions of the approved traffic study.
6. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Deer Springs Way.

7. 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:
  1. Deer Springs Way
  2. Gliding Eagle Road
  3. Gentle Brook Street
8. All common elements shall be labeled and are to be maintained by the Home Owners Association.
9. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
10. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
11. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.
12. A minimum of two means of Fire Department access are required into each development cluster greater than 25 occupancies.
13. Approval of a Drainage Study is required prior to approval of the Civil Improvement Plans.

**Angie Scott of G.C. Wallace Engineering, 1555 South Rainbow Boulevard, Las Vegas, NV 89146** appeared on behalf of the applicant stating she concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION WITH AMENDMENTS AS READ INTO THE RECORD.

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**Item No. 21 was heard next.**

19. **T-1198 (21843) VILLA SERENO. AN APPLICATION SUBMITTED BY VILLA SERENO ON BEHALF OF VILLA SERENO LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E RANCH ESTATES DISTRICT CONSISTING OF 90 UNITS OF TOWNHOUSES. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF NORTH FIFTH STREET AND REGENA AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-27-504-002, 124-27-504-004 AND 124-27-504-006.**

It was requested, by the applicant, to continue T-1198 to September 14, 2005.

ACTION: CONTINUED TO SEPTEMBER 14, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

20. **SPR-45-05 (21850) BROADSTONE HIGH DESERT. AN APPLICATION SUBMITTED BY ALIANCE RESIDENTIAL COMPANY ON BEHALF OF LUCID LAND DEVELOPMENT, UNLIMITED HOLDINGS INC. AND TERRA SANTA LTD, PROPERTY OWNERS, FOR A SITE PLAN REVIEW IN A C-1 GENERAL COMMERCIAL DISTRICT AND PUD PLANNED UNIT DEVELOPMENT DISTRICT (PROPOSED ALL TO A R-3 MULTI-FAMILY RESIDENTIAL DISTRICT) TO ALLOW A 312 UNIT MULTI-FAMILY DEVELOPMENT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF REGENA AVENUE AND NORTH FIFTH STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-26-102-001, 124-26-102-002, 124-26-103-001 AND 124-26-103-003.**

It was requested, by the applicant, to continue SPR-45-05 to September 14, 2005.

ACTION: CONTINUED TO SEPTEMBER 14, 2005

MOTION: Commissioner Trivedi

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**Item No. 22 was heard next.**

21. **T-1195 (21688) BROADACRES. AN APPLICATION SUBMITTED BY CIVIL WORKS INC. ON BEHALF OF BROADACRES LTD, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A C-2 GENERAL COMMERCIAL DISTRICT AND C-3 GENERAL SERVICE DISTRICT CONSISTING OF APPROXIMATELY 26.5 ACRES OF COMMERCIAL SUBDIVISION. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF LAS VEGAS BOULEVARD AND PECOS ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-13-605-003, 139-13-605-004, 139-13-605-006, 139-13-605-007, 139-13-605-008, 139-13-605-009, 139-13-605-010, 139-13-605-011, 139-13-605-012, 139-13-605-014, 139-13-605-014 AND 139-13-702-003.**

The application was presented by Robert Eastman on behalf of Staff who indicated Staff was recommending denial of T-1195 as the single lot commercial tentative map being proposed could then later be subdivided from records of survey which would not be reviewed by this body or by any other member of the City's Staff which could create very small lots that would not be conducive to development in the City. Additionally, it would create one single lot that had two competing zoning classifications, one being a C-2 District and the other a C-3 District, which would not normally be allowed by the zoning ordinance, to have two zoning classifications on one parcel. Additionally, the Swap Meet is only allowed in the C-3 area and by combining these lots into one parcel, it could create an expansion of the Swap Meet into the C-2 area where it would not normally be allowed. The applicant is proposing to condense this through the commercial tentative map and then alter, merge and resubdivision the map, which the commercial tentative map was not required for that and it could be handled administratively with the Public Works Department.

**Stewart Powell of Civil Works, Inc. 7625 South Industrial Road #101, Las Vegas, NV 89139** appeared on behalf of the applicant stating the applicant was trying to eliminate the interior boundaries created by the existing eleven lots so that sometime down the road they could do something along the lines of what was being recommended by Staff. Mr. Powell stated, to his knowledge, there were no plans other than what was shown on the tentative map.

Chairman Jay Aston stated usually on a tentative map application, on-site streets were shown and asked the difference from what was being shown on this one.

Randy Cagle, PW, Real Property Services Manager responded a Commercial Subdivision Map only required one lot to be shown because they could come back later and subdivide it by record of surveys as mentioned in the Staff Report.

Commissioner Harry Shull agreed with Staff, that unless the applicant would agree to a continuance so they go work with Staff the item should be denied.

Mr. Powell stated he would agree to a continuance. Commissioner Shull asked Mr. Powell if September 28, 2005 would be okay. Mr. Power responded he was agreeable to that date.

ACTION: CONTINUED TO SEPTEMBER 28, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**Item No. 28 was heard next.**

**OLD BUSINESS**

22. **AMP-28-05 (20924) CANYON BAY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY R. S. BHATHAL AND MARTHA S. BHATHAL, PROPERTY OWNERS, FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS TO DELETE RICE AVENUE BETWEEN DECATUR BOULEVARD AND MONTGOMERY STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-201-002 AND 124-30-201-003. (CONTINUED JUNE 22, 2005)**

It was requested, by the applicant, to continue AMP-28-05 to October 12, 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 OCTOBER 12, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

23. **VAC-18-05 (20919) CANYON BAY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY R. S. BHATHAL AND MARTHA S. BHATHAL, PROPERTY OWNERS, TO VACATE RICE AVENUE BETWEEN DECATUR BOULEVARD AND MONTGOMERY STREET AND TO VACATE MONTGOMERY STREET BETWEEN RICE AVENUE AND RANCH HOUSE ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-201-002 AND 124-30-201-003. (CONTINUED JUNE 22, 2005)**

It was requested, by the applicant, to continue VAC-18-05 to October 12, 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 OCTOBER 12, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

24. **T-1182 (20875) VALLEY/EL CAMPO GRANDE. AN APPLICATION SUBMITTED BY PHD ASSETS, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT CONSISTING OF 53 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF EL CAMPO GRANDE AVENUE AND VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-30-801-001. (CONTINUED JUNE 22 AND JULY 27, 2005)**

It was requested, by the applicant, to continue T-1182 to September 28, 2005.

Chairman Jay Aston asked the applicant to show good cause, as this was the third request for a continuance.

Victor Rodriguez, 401 North Buffalo, appeared on behalf of the applicant stating the owner was in negotiations with the School District to purchase the ten acre lot and that was why they were requesting another continuance. Chairman Aston asked the applicant if they would have everything completed by September 28, 2005. Mr. Rodriguez responded it was his understanding that it should be completed by that time. Chairman Aston asked him if an indefinite continuance would be more appropriate. Mr. Rodriguez asked if he would need to request Staff to put the item back on the agenda. Chairman Aston asked Marc Jordan, Planning Manger to answer that question. Mr. Jordan stated an indefinite continuance would require the applicant to ask for the Item to be put back on the agenda or if the applicant felt negotiations would be completed by the meeting of September 28, 2005, he could request the item be continued to the October 12, 2005 meeting. Mr. Rodriguez stated he had no objection to continuing his item to the October 12, 2005 meeting.

ACTION: CONTINUED TO OCTOBER 12, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

25. **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, JULY 13 AND 27, 2005)**

Item Nos. 25 through 27 were heard together.

It was requested, by the applicant, to continue VAC-17-05 to October 26, 2005.

Chairman Aston stated good cause must be shown on the request for continuance.

Chairman Aston stated he would be abstaining on this item as the company he worked for was in the process of purchasing the property.

**Robert Flaxa of Ryland Homes, 8925 West Russell Road, Las Vegas, NV** appeared on behalf of the applicant stating they were working with Staff on the vacations to try to develop a cohesive plan and needed additional time to allow them to coordinate VAC-17-05, VAC-19-05 and VAC-20-05.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO OCTOBER 26, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

AYES: Commissioners Shull, Trivedi, and Carvalho

NAYS: None

ABSTAIN: Chairman Aston

26. **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. (CONTINUED JULY 13 AND 27, 2005)**

Item Nos. 25 through 27 were heard together.

It was requested, by the applicant, to continue VAC-19-05 to October 26, 2005.

Chairman Aston stated good cause must be shown on the request for continuance.

Chairman Aston stated he would be abstaining on this item as the company he worked for was in the process of purchasing the property.

**Robert Flaxa of Ryland Homes, 8925 West Russell Road, Las Vegas, NV** appeared on behalf of the applicant stating they were working with Staff on the vacations to try to develop a cohesive plan and needed additional time to allow them to coordinate VAC-17-05, VAC-19-05 and VAC-20-05.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO OCTOBER 26, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

AYES: Commissioners Shull, Trivedi, and Carvalho

NAYS: None

ABSTAIN: Chairman Aston

27. **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. (CONTINUED JULY 13 AND 27, 2005)**

Item Nos. 25 through 27 were heard together.

It was requested, by the applicant, to continue VAC-20-05 to October 26, 2005.

Chairman Aston stated good cause must be shown on the request for continuance.

Chairman Aston stated he would be abstaining on this item as the company he worked for was in the process of purchasing the property.

**Robert Flaxa of Ryland Homes, 8925 West Russell Road, Las Vegas, NV** appeared on behalf of the applicant stating they were working with Staff on the vacations to try to develop a cohesive plan and needed additional time to allow them to coordinate VAC-17-05, VAC-19-05 and VAC-20-05.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO OCTOBER 26, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

AYES: Commissioners Shull, Trivedi, and Carvalho

NAYS: None

ABSTAIN: Chairman Aston

**Item No. 30 was heard next.**

**28. 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. (CONTINUED JULY 13 AND AUGUST 10, 2005)**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending continuance of UN-66-05 to allow the applicant time to redesign the plan to meet the requirements of the zoning ordinance; however, if the Planning Commission determines approval is warranted, the following conditions, as listed in the Memorandum dated August 24, 2005, are recommended:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. The mini-warehouse shall be consistent with the Zoning Ordinance (Title 17) requirements in place at the time of building permit submittal including parking and screening requirements.
3. UN-66-05 is site specific and non-transferable.
4. The site design and building elevations must be in compliance with the Commercial Development Standards and Design Guidelines.
5. The mini-warehouse facility shall comply with the conditions of approval for SPR-35-05.
6. A six (6) foot landscape strip shall be located on the exterior of the western screen wall adjacent to the associated retail commercial development.
7. The development of this site shall be in compliance with all standards set forth in Section 17.24.020.C.15 of the Zoning Ordinance (Title 17).
8. Wall signs shall only be permitted on the west and north facing walls.
9. The installation of Phoenix Dactylifera (Date Palms) with a height of ten (10) to twelve (12) brown trunk feet or the installation of Washingtonia Hybrid (Hybrid Fan Palm) with a height of twenty (20) brown trunk feet. The palm trees shall be spaced

fifteen (15) feet on center along Civic Center Drive and Cheyenne Avenue.

10. The commercial subdivision map must record prior to the issuance of building permits
11. A minimum of two means of fire department access are required into this development.
12. All access gates shall meet Fire Department requirements.

**George Garcia of G.C. Garcia, Inc. 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014** appeared on behalf of the applicant stating the project was at the corner of Civic Center Drive and Cheyenne Avenue. The portion of the project under discussion was the mini-storage on the eastern half of the project. The project was in the Redevelopment area and while it was part of the overall project, it was not part of the shopping center, in the sense of the retail area previously approved. Mr. Garcia stated they were hoping to accomplish, under the design contemplated by the new zoning ordinance amendment that allowed a reduction in the parking requirements, as well as allowing for the elimination of the block wall. By eliminating the block wall around the entire perimeter, it improved the aesthetics, the visibility from the outside in terms of what was going on, the landscaping and the stacking capabilities so there was more room to get off the street and have stacking occur before reaching the gates. He stated some of the issues raised regarding the site plan had been addressed and along the western edge of the property, where it abuts the retail center, they had provided a landscaping area along the western edge. Along the eastern edge, there was 20 feet of landscaping and had applied for a variance to reduce it from 30 feet to 20 feet. They need to request a waiver for the area where Staff was talking about the reduction in landscaping and due to the cul-de-sac portion which wraps around on the street and pinched the site down at that location. The ten foot block wall conceals the building, which is a one story building, ten feet in height and agreed to add a slightly raised parapet in order to hide the roof, which is basically a flat roof. They have eliminated the three roll-up doors shown on the prior plan to improve the aesthetics. Mr. Garcia stated he did not feel the retail look of the shopping center was appropriate for the storage facility.

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

Chairman Aston closed the Public Hearing.

Chairman Aston asked Mr. Garcia if he had received the memorandum dated August 24, 2005. Mr. Garcia responded he had not seen the memorandum. A copy of the memorandum was given to Mr. Garcia.

Chairman Aston called for a break allowing Mr. Garcia time to review the conditions listed in the memorandum.

There was a break in proceedings at 6:58 p.m.

The meeting reconvened at 7:06 p.m.

Chairman Aston asked Mr. Garcia if he had reviewed the recommended conditions. Mr. Garcia responded he had. He stated on Condition No. 2, if there was a change in the ordinance between now and when the building permit was issued, they did not want to have a new set of regulations applying to the project. He stated they were overparked at the present time and the landscaping was covered under Condition No. 1. He asked that the wording, "except as otherwise provided through the site plans approved." Condition No. 4, he asked to add the words, "except as depicted on the building elevations and provided on the plans herein." Basically, those grant that they not match the retail center and secondly, they were asking for the waiver on the landscaping where the cul-de-sac is. With those changed, he concurred with Staff recommendation.

Commissioner Shull asked, if on Condition No. 2, Mr. Garcia would accept the wording, "as otherwise approved on plans A-24." Mr. Garcia stated the same language could be added to Condition Nos. 2 and 4, "except as depicted on the building plans and elevations as submitted and revised."

Marc Jordan, Planning Manager stated Mr. Garcia also filed for an ordinance amendment that would allow a change in the parking requirements for min-warehousing that had not been reviewed by City Council yet. Currently, the standards were one parking space per ten cubicles for the storage. The proposed change going to City Council was one parking space per 50 cubicles. He was concerned, that he was not sure what parking requirements were employed on this site plan. If they were the new parking standards proposed, and if, for any reason, Council did not approve the ordinance amendment, then Mr. Garcia would need to amend his site plan to comply with current requirements, because a use permit would not allow a reduction in parking. Mr. Garcia stated a condition could be added to read: "Subject to the approval of the zoning ordinance amendment by City Council." Chairman Aston asked if that was for Condition No. 2. Mr. Garcia responded that would be a new condition, Condition No. 13.

Mr. Jordan suggested the language for Condition No. 13 should read: "subject to approval of ZOA-??-05 by City Council; if ZOA-??-05 was not approved, UN-66-05 shall be null and void." If approved, the correct number would be added to the condition, as it was not known at that time.

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDATION; FORWARDED TO THE REDEVELOPMENT AGENCY WITH CONDITION NOS. 2 AND 4 AMENDED AND THE ADDITION OF CONDITION NO. 13 TO READ:

2. THE MINI-WAREHOUSE SHALL BE CONSISTENT WITH THE ZONING ORDINANCE (TITLE 17) REQUIREMENTS IN PLACE AT THE TIME OF BUILDING PERMIT SUBMITTAL INCLUDING PARKING AND SCREENING REQUIREMENTS, EXCEPT AS SHOWN ON THE SUBMITTED REVISED BUILDING PLANS AND ELEVATIONS.
4. THE SITE DESIGN AND BUILDING ELEVATIONS MUST BE IN COMPLIANCE WITH THE COMMERCIAL DEVELOPMENT STANDARDS AND DESIGN GUIDELINES, EXCEPT AS SHOWN ON THE SUBMITTED REVISED BUILDING PLANS AND ELEVATIONS.
13. SUBJECT TO APPROVAL OF ZOA-09-05 BY CITY COUNCIL; IF ZOA-09-05 IS NOT APPROVED, UN-66-05 SHALL BE NULL AND VOID.

MOTION: Commissioner Shull  
SECOND: Commissioner Carvalho  
AYES: Chairman Aston, Commissioners Shull, Trivedi, and Carvalho  
NAYS: None  
ABSTAIN: None

**29. VAC-21-05 (21383) STORAGE WEST - DORRELL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LAACO, LTD., ON BEHALF OF REVERE DORRELL, LLC, ET AL, PROPERTY OWNER, TO VACATE ELAINE STREET COMMENCING AT THE INTERSECTION OF DORRELL LANE AND PROCEEDING NORTH APPROXIMATELY 610 FEET TO THE INTERSECTION OF DONALD ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-22-101-015. (CONTINUED JULY 27 AND AUGUST 10, 2005)**

The application was presented by Terence Capers, Planner on behalf of Staff who indicated Staff was recommending denial of VAC-21-05 because Elaine Street was needed for direct access to the northern BLM parcel from Dorrell Lane via Elaine Street.

**Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109** appeared on behalf of the applicant stating Elaine Street runs north and south and would dead end into the BLM property and to the south, it dead ended into the school property. There was access being proposed and planned along Commerce Street. There would be no access from Goldfield Street in the area of Elaine Street. The plan is for Commerce Street and Goldfield Street to provide access to the properties to the north. A vacation would not be allowed to land lock a piece of property, as in Nevada, it was illegal to land lock real estate property. They are not on the Master Plan of Streets and Highways, they are not land locking any parcels and another reason for approval was the fact that they had worked with the neighbors in the area and they were in agreement with the vacation of Elaine Street.

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

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**Item No. 33 was heard next.**

30. **VN-21-05 (21385) STORAGE WEST - DORRELL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LAACO, LTD., ON BEHALF OF THE FEHRMAN FAMILY TRUST, ET AL, PROPERTY OWNER, FOR A VARIANCE IN AN R-E RANCH ESTATES DISTRICT (PROPOSED C-1 NEIGHBORHOOD COMMERCIAL DISTRICT) TO ALLOW 6 FEET OF SEPARATION BETWEEN A COMMERCIAL USE AND A RESIDENTIAL ZONE BOUNDARY, WHERE 30 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF DORRELL LANE AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-101-014 AND 124-22-101-015. (CONTINUED JULY 27 AND AUGUST 10, 2005)**

Items Nos. 30 and 31 were heard together.

It was requested, by the applicant, to continue VN-21-05 to September 14, 2005.

Chairman Jay Aston asked the applicant to show good cause for the continuance of VN-21-05.

**Stephanie Allen of Kummer, Kaempfer, Bonner, and Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109** appeared on behalf of the applicant stating they had been working with Staff on the site plan and just learned of additional changes that were needed and would like two weeks to address those concerns and make necessary changes.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO SEPTEMBER 14, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

31. **UN-68-05 (21386) STORAGE WEST - DORRELL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LAACO, LTD. ON BEHALF OF THE FEHRMAN FAMILY TRUST, ET AL, PROPERTY OWNER, FOR A USE PERMIT IN AN R-E RANCH ESTATES DISTRICT (PROPOSED C-1 NEIGHBORHOOD COMMERCIAL DISTRICT) TO ALLOW A 93,300 SQUARE FOOT MINI-STORAGE FACILITY WITH A CARETAKER RESIDENCE AND NINE (9) COVERED VEHICLE PARKING SPACES. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF DORRELL LANE AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-101-014 AND 124-22-101-015. (CONTINUED JULY 27 AND AUGUST 10, 2005)**

Items Nos. 30 and 31 were heard together.

It was requested, by the applicant, to continue UN-68-05 to September 14, 2005.

Chairman Jay Aston asked the applicant to show good cause for the continuance of UN-68-05.

**Stephanie Allen of Kummer, Kaempfer, Bonner, and Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109** appeared on behalf of the applicant stating they had been working with Staff on the site plan and just learned of additional changes that were needed and would like two weeks to address those concerns and make necessary changes.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO SEPTEMBER 14, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

- 32. T-1190 (21428) LONE MOUNTAIN ESTATES 2. AN APPLICATION SUBMITTED BY CELEBRATE HOMES, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E RANCH ESTATES DISTRICT CONSISTING OF NINE (9) SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF LONE MOUNTAIN ROAD AND ALLEN LANE. THE ASSESSOR'S PARCEL NUMBER IS 124-31-802-011. (CONTINUED JULY 27 AND AUGUST 10, 2005)**

Commissioner Harry Shull stated he would be abstaining on this item as his company owned the property.

It was requested, by the applicant, to continue T-1190 to September 14, 2005.

Chairman Aston asked the applicant to show good cause for the request to continue.

**David Potter, 3610 North Rancho Drive, Las Vegas, NV** appeared on behalf of the applicant stating they had been working with Staff and had submitted a revised tentative map and Staff needed time to review it.

ACTION: CONTINUED TO SEPTEMBER 14, 2005

MOTION: Commissioner Trivedi

SECOND: Commissioner Carvalho

AYES: Chairman Aston, Commissioners Trivedi and Carvalho

NAYS: None

ABSTAIN: Commissioner Shull

**Item No. 38 was heard next.**

- 33. UN-76-05 (21624) CENTENNIAL PLAZA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MFE, INC., ON BEHALF OF LA GRANGE, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A CONVENIENCE FOOD RESTAURANT WITH A DRIVE-THRU. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-401-004. (CONTINUED AUGUST 10, 2005)**

Item Nos. 33 through 36 were presented together.

The application was presented by Robert Eastman, Planner on behalf of Staff who indicated Staff was recommending approval of UN-76-05 subject to the following conditions as listed in the memorandum dated August 24, 2005:

1. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. The proposed site plan and all buildings shall comply with the Commercial Development Standards and Design Guidelines including, but not limited to, all perimeter landscaping, including trees.
3. The perimeter landscaping for the site shall be provided in the first phase of the development.
4. Recessed "can" lighting shall be provided in the gas pump canopy.
5. The site plan must be revised to show the drainage easement adjacent to Centennial Parkway.
6. No tree(s) shall be planted within five feet either side of the box culvert that is to be constructed within the drainage easement along the north side of Centennial Parkway.
7. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100.B:
  - a. Commerce Street
  - b. Centennial Parkway

8. Right-of-way dedication and construction of a flared intersection, including a right turn lane, is required at Commerce Street and Centennial Parkway per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
9. Right-of-way dedication and construction of a CAT bus turn-out is required on Centennial Parkway near Commerce Street. It is suggested that the applicant provide the bus stop placement within the exclusive right turn lane for the property per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.3.
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. Approval of a traffic study, including a queuing analysis, is required prior to submittal of the civil improvement plans.
14. 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.
15. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway and Commerce Street.
16. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
17. The property owner is required to grant a roadway easement for commercial driveway(s).
18. The property owner is required to sign a restrictive covenant for utilities.

19. 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.
20. A revocable encroachment permit for landscaping within the public right of way is required.
21. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.
22. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
23. Turning radii along the fire access lane will be designed in accordance with the Fire Code.
24. Fire access lanes will be designed in accordance with Fire Code requirements.

**Anthony Amato, 4535 West Russell Road, Suite 14, Las Vegas, NV** appeared on behalf of the applicant stating he concurred with Staff recommendation. He also stated they spoke with people in the neighborhood and submitted signatures from about 48 residents who were in support of their project.

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

- **Richard Cherchio, 417 Horse Point Avenue, North Las Vegas, NV 89084** stated he was the president of The Parks Home Owners Association and was opposed to this application as there would be children walking to and from school and felt the facility was not needed at that location.
- **Harry Himmenger, 331 River Glider Avenue, North Las Vegas, NV 89084** stated he was opposed to this project. The Board of Directors for The Parks Home Owners Association went before City Council to have the three acres changed to commercial because they were promised a family style restaurant/tavern and was concerned about children walking down Commerce Street to school.
- **Glenn Miller, 332 Horse Pointe Avenue, North Las Vegas, NV 89084** stated he was opposed to the application as there were already other businesses of that type in the area and was also concerned about the children walking to and from school.

Chairman Aston closed the Public Hearing.

Mr. Amato stated the zoning had already been approved and they were asking for a special use permit. He stated Centennial Parkway and Commerce Street were 120 foot wide streets and they had met with Staff and complied with a dual right turn lane heading south on Commerce Street to comply with the additional traffic and the bus turnout on Centennial Parkway. They understood what was needed for a safe intersection.

Chairman Aston explained the parcel was already hard zoned C-1, so the applications before the Commission were for use permits only. Any time commercial abutted residential, there were certain guidelines that must be met. The landscape buffer was 30 feet where 20 feet was required. The traffic was studied by North Las Vegas Traffic Engineers and the applicant must meet the safety requirements per the traffic study. He also stated he understood the concerns mentioned by the residents, but if this use was not approved, there would be another request in the future.

**ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION**

**MOTION: Commissioner Shull**

**SECOND: Commissioner Carvalho**

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

**NAYS: None**

**ABSTAIN: None**

34. **UN-77-05 (21623) CENTENNIAL PLAZA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MFE, INC., ON BEHALF OF LA GRANGE, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE WASHING ESTABLISHMENT (AUTOMATIC). THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-401-004. (CONTINUED AUGUST 10, 2005)**

Item Nos. 33 through 36 were presented together.

The application was presented by Robert Eastman, Planner on behalf of Staff who indicated Staff was recommending approval of UN-77-05 subject to the following conditions as listed in the memorandum dated August 24, 2005:

1. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. The proposed site plan and all buildings shall comply with the Commercial Development Standards and Design Guidelines including, but not limited to, all perimeter landscaping, including trees.
3. The perimeter landscaping for the site shall be provided in the first phase of the development.
4. Recessed "can" lighting shall be provided in the gas pump canopy.
5. The site plan must be revised to show the drainage easement adjacent to Centennial Parkway.
6. No tree(s) shall be planted within five feet either side of the box culvert that is to be constructed within the drainage easement along the north side of Centennial Parkway.
7. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100.B:
  - a. Commerce Street
  - b. Centennial Parkway

8. Right-of-way dedication and construction of a flared intersection, including a right turn lane, is required at Commerce Street and Centennial Parkway per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
9. Right-of-way dedication and construction of a CAT bus turn-out is required on Centennial Parkway near Commerce Street. It is suggested that the applicant provide the bus stop placement within the exclusive right turn lane for the property per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.3.
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. Approval of a traffic study, including a queuing analysis, is required prior to submittal of the civil improvement plans.
14. 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.
15. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway and Commerce Street.
16. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
17. The property owner is required to grant a roadway easement for commercial driveway(s).
18. The property owner is required to sign a restrictive covenant for utilities.

19. 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.
20. A revocable encroachment permit for landscaping within the public right of way is required.
21. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.
22. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
23. Turning radii along the fire access lane will be designed in accordance with the Fire Code.
24. Fire access lanes will be designed in accordance with Fire Code requirements.

**Anthony Amato, 4535 West Russell Road, Suite 14, Las Vegas, NV** appeared on behalf of the applicant stating he concurred with Staff recommendation. He also stated they spoke with people in the neighborhood and submitted signatures from about 48 residents who were in support of their project.

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

- **Richard Cherchio, 417 Horse Point Avenue, North Las Vegas, NV 89084** stated he was the president of The Parks Home Owners Association and was opposed to this application as there would be children walking to and from school and felt the facility was not needed at that location.
- **Harry Himmenger, 331 River Glider Avenue, North Las Vegas, NV 89084** stated he was opposed to this project. The Board of Directors for The Parks Home Owners Association went before City Council to have the three acres changed to commercial because they were promised a family style restaurant/tavern and was concerned about children walking down Commerce Street to school.
- **Glenn Miller, 332 Horse Pointe Avenue, North Las Vegas, NV 89084** stated he was opposed to the application as there were already other businesses of that type in the area and was also concerned about the children walking to and from school.

Chairman Aston closed the Public Hearing.

Mr. Amato stated the zoning had already been approved and they were asking for a special use permit. He stated Centennial Parkway and Commerce Street were 120 foot wide streets and they had met with Staff and complied with a dual right turn lane heading south on Commerce Street to comply with the additional traffic and the bus turnout on Centennial Parkway. They understood what was needed for a safe intersection.

Chairman Aston explained the parcel was already hard zoned C-1, so the applications before the Commission were for use permits only. Any time commercial abutted residential, there were certain guidelines that must be met. The landscape buffer was 30 feet where 20 feet was required. The traffic was studied by North Las Vegas Traffic Engineers and the applicant must meet the safety requirements per the traffic study. He also stated he understood the concerns mentioned by the residents, but if this use was not approved, there would be another request in the future.

**ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION**

**MOTION: Commissioner Shull**

**SECOND: Commissioner Carvalho**

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

**NAYS: None**

**ABSTAIN: None**

- 35. UN-78-05 (21622) CENTENNIAL PLAZA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MFE, INC., ON BEHALF OF LA GRANGE, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE SERVICE FACILITY. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-401-004. (CONTINUED AUGUST 10, 2005)**

Item Nos. 33 through 36 were presented together.

The application was presented by Robert Eastman, Planner on behalf of Staff who indicated Staff was recommending approval of UN-78-05 subject to the following conditions as listed in the memorandum dated August 24, 2005:

1. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. The proposed site plan and all buildings shall comply with the Commercial Development Standards and Design Guidelines included, but not limited to, all perimeter landscaping, including trees.
3. The service bays for the lube and tune facility shall be provided along the north side of the building rather than the south side of the building as shown on the submitted site plan.
4. The perimeter landscaping for the site shall be provided in the first phase of the development.
5. Recessed "can" lighting shall be provided in the gas pump canopy.
6. The site plan must be revised to show the drainage easement adjacent to Centennial Parkway.
7. No tree(s) shall be planted within five feet either side of the box culvert that is to be constructed within the drainage easement along the north side of Centennial Parkway.
8. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100.B:
  - a. Commerce Street
  - b. Centennial Parkway

9. Right-of-way dedication and construction of a flared intersection, including a right turn lane, is required at Commerce Street and Centennial Parkway per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
10. Right-of-way dedication and construction of a CAT bus turn-out is required on Centennial Parkway near Commerce Street. It is suggested that the applicant provide the bus stop placement within the exclusive right turn lane for the property per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.3.
11. Approval of a drainage study is required prior to submittal of the civil improvement plans.
12. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
13. 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.
14. Approval of a traffic study, including a queuing analysis, is required prior to submittal of the civil improvement plans.
15. 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.
16. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway and Commerce Street.
17. 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.
18. The property owner is required to grant a roadway easement for commercial driveway(s).
19. The property owner is required to sign a restrictive covenant for utilities.

20. 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.
21. A revocable encroachment permit for landscaping within the public right of way is required.
22. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.
23. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
24. Turning radii along the fire access lane will be designed in accordance with the Fire Code.
25. Fire access lanes will be designed in accordance with Fire Code requirements.

**Anthony Amato, 4535 West Russell Road, Suite 14, Las Vegas, NV** appeared on behalf of the applicant stating he concurred with Staff recommendation. He also stated they spoke with people in the neighborhood and submitted signatures from about 48 residents who were in support of their project.

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

- **Richard Cherchio, 417 Horse Point Avenue, North Las Vegas, NV 89084** stated he was the president of The Parks Home Owners Association and was opposed to this application as there would be children walking to and from school and felt the facility was not needed at that location.
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- **Glenn Miller, 332 Horse Pointe Avenue, North Las Vegas, NV 89084** stated he was opposed to the application as there were already other businesses of that type in the area and was also concerned about the children walking to and from school.

Chairman Aston closed the Public Hearing.

Mr. Amato stated the zoning had already been approved and they were asking for a special use permit. He stated Centennial Parkway and Commerce Street were 120 foot wide streets and they had met with Staff and complied with a dual right turn lane heading south on Commerce Street to comply with the additional traffic and the bus turnout on Centennial Parkway. They understood what was needed for a safe intersection.

Chairman Aston explained the parcel was already hard zoned C-1, so the applications before the Commission were for use permits only. Any time commercial abutted residential, there were certain guidelines that must be met. The landscape buffer was 30 feet where 20 feet was required. The traffic was studied by North Las Vegas Traffic Engineers and the applicant must meet the safety requirements per the traffic study. He also stated he understood the concerns mentioned by the residents, but if this use was not approved, there would be another request in the future.

**ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION**

**MOTION: Commissioner Shull**

**SECOND: Commissioner Carvalho**

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

**NAYS: None**

**ABSTAIN: None**

**36. UN-79-05 (21621) CENTENNIAL PLAZA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MFE, INC., ON BEHALF OF LA GRANGE, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A CONVENIENCE STORE WITH GAS PUMPS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-401-004. (CONTINUED AUGUST 10, 2005)**

Item Nos. 33 through 36 were presented together.

The application was presented by Robert Eastman, Planner on behalf of Staff who indicated Staff was recommending approval of UN-79-05 subject to the following conditions as listed in the memorandum dated August 24, 2005:

1. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. The proposed site plan and all buildings shall comply with the Commercial Development Standards and Design Guidelines including, but not limited to, all perimeter landscaping, including trees.
3. The perimeter landscaping for the site shall be provided in the first phase of the development.
4. Recessed "can" lighting shall be provided in the gas pump canopy.
5. The site plan must be revised to show the drainage easement adjacent to Centennial Parkway.
6. No tree(s) shall be planted within five feet either side of the box culvert that is to be constructed within the drainage easement along the north side of Centennial Parkway.
7. 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:
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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. Approval of a traffic study, including a queuing analysis, is required prior to submittal of the civil improvement plans.
14. 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.
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19. 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.
20. A revocable encroachment permit for landscaping within the public right of way is required.
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22. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
23. Turning radii along the fire access lane will be designed in accordance with the Fire Code.
24. Fire access lanes will be designed in accordance with Fire Code requirements.

**Anthony Amato, 4535 West Russell Road, Suite 14, Las Vegas, NV** appeared on behalf of the applicant stating he concurred with Staff recommendation. He also stated they spoke with people in the neighborhood and submitted signatures from about 48 residents who were in support of their project.

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

- **Richard Cherchio, 417 Horse Point Avenue, North Las Vegas, NV 89084** stated he was the president of The Parks Home Owners Association and was opposed to this application as there would be children walking to and from school and felt the facility was not needed at that location.
- **Harry Himmenger, 331 River Glider Avenue, North Las Vegas, NV 89084** stated he was opposed to this project. The Board of Directors for The Parks Home Owners Association went before City Council to have the three acres changed to commercial because they were promised a family style restaurant/tavern and was concerned about children walking down Commerce Street to school.
- **Glenn Miller, 332 Horse Pointe Avenue, North Las Vegas, NV 89084** stated he was opposed to the application as there were already other businesses of that type in the area and was also concerned about the children walking to and from school.

Chairman Aston closed the Public Hearing.

Mr. Amato stated the zoning had already been approved and they were asking for a special use permit. He stated Centennial Parkway and Commerce Street were 120 foot wide streets and they had met with Staff and complied with a dual right turn lane heading south on Commerce Street to comply with the additional traffic and the bus turnout on Centennial Parkway. They understood what was needed for a safe intersection.

Chairman Aston explained the parcel was already hard zoned C-1, so the applications before the Commission were for use permits only. Any time commercial abutted residential, there were certain guidelines that must be met. The landscape buffer was 30 feet where 20 feet was required. The traffic was studied by North Las Vegas Traffic Engineers and the applicant must meet the safety requirements per the traffic study. He also stated he understood the concerns mentioned by the residents, but if this use was not approved, there would be another request in the future.

**ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION**

**MOTION: Commissioner Shull**

**SECOND: Commissioner Carvalho**

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

**NAYS: None**

**ABSTAIN: None**

**37. VAC-25-05 (21636) AZURE & NORTH 5<sup>TH</sup> (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ALLIANCE RESIDENTIAL COMPANY, ON BEHALF OF UNLIMITED HOLDINGS, INC., PROPERTY OWNER, TO VACATE A PORTION OF HOPE STREET FROM REGENA AVENUE TO AZURE AVENUE, APPROXIMATELY 605 LINEAL FEET. THE ASSESSOR'S PARCEL NUMBER IS 124-26-103-003. (CONTINUED AUGUST 10, 2005)**

The application was presented by Terence Capers, Planner on behalf of Staff who indicated Staff was recommending approval of VAC-25-05 subject to the following conditions:

1. As North 5<sup>th</sup> Street is a planned, limited access corridor, the proposed entrance must be relocated to Azure Avenue or Regena Avenue; all vehicular access to North 5<sup>th</sup> Street is denied.
2. The vacation must record prior to approval of the civil improvement plans. Should the Order of Vacation not record within one year of the Planning Commission approval date, the vacation shall be deemed null and void.

**Stephanie Allen of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> 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: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**This was the last item heard.**

38. **ZN-55-05 (21637) VILLA SORENO (PUBLIC HEARING). AN APPLICATION SUBMITTED BY VILLA SERENO, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 90 TOWNHOUSE UNITS. THE PROPERTY IS LOCATED WEST OF NORTH 5<sup>TH</sup> STREET AND APPROXIMATELY 350 FEET NORTH OF AZURE AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-27-504-002, 124-27-504-004 AND 124-27-504-006. (CONTINUED AUGUST 10, 2005)**

It was requested, by the applicant, to continue ZN-55-05 to September 14, 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 SEPTEMBER 14, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**Item No. 4 was heard next.**

**PUBLIC FORUM**

There was no public participation.

**DIRECTOR'S BUSINESS**

Planning and Development Director Jory Stewart asked the Commission if they would like their names added back on the Planning Commission Agenda. There was a consensus that the names did not need to be added back on.

**CHAIRMAN'S BUSINESS**

There was no report.

**ADJOURNMENT**

The meeting adjourned at 7:49 p.m.

APPROVED: September 28, 2005

/s/ Jay Aston  
Jay Aston, Chairman

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