

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

February 22, 2006

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

**BRIEFING:** 5:37 pm., Conference Room, North Las Vegas City Hall,  
2200 Civic Center Drive

**CALL TO ORDER:** 6:05 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 & Zoning Director  
Marc Jordan, Planning Manager  
Robert Eastman, Principal Planner  
Mary Aldava, Senior Planner  
Nick Vaskov, Deputy City Attorney II  
Jennifer Doody, Development & Flood Control  
Clete Kus, PW, Transportation Planner  
Janice Carr, Fire Department  
Tony Taylor, Parks Planner  
Jo Preston, Police Department  
Jo Ann Lawrence, Recording Secretary

**VERIFICATION:** Jo Ann Lawrence, Recording Secretary

**PLEDGE OF ALLEGIANCE:** Commissioner Dean Leavitt

Chairman Jay Aston presented Tony Taylor of the Parks and Recreation Department, who was retiring, with a Certificate of Appreciation and thanked him for his many years of dedicated service.

**WELCOME:** Chairman Jay Aston

**MINUTES**

• **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING OF JANUARY 25, 2006.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: Commissioners Shull and Carvalho

**CONSENT AGENDA**

A. **PW-22-06 (24648) BUENA VISTA SPRINGS APARTMENTS II: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY TRAVELERS CASUALTY & SURETY COMPANY OF AMERICA TO RELEASE THE PERFORMANCE BOND IN THE AMOUNT OF \$63,647.93.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

B. **PW-23-06 (24649) MARAVILLA, UNIT 1: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY GULF INSURANCE COMPANY TO RELEASE THE PERFORMANCE BOND IN THE AMOUNT OF \$1,165,446.70.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**C. PW-24-06 (24650) MARAVILLA, UNIT 2: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY ARCH INSURANCE COMPANY TO RELEASE THE PERFORMANCE BOND IN THE AMOUNT OF \$797,473.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**D. PW-25-06 (24651) NORTH 5<sup>TH</sup> & LA MADRE: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY DEVELOPERS SURETY AND INDEMNITY COMPANY TO RELEASE THE PERFORMANCE BOND IN THE AMOUNT OF \$634,889.04.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**E. PW-26-06 (24652) FIFTH & FARM, UNIT 2: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY THE CONTINENTAL INSURANCE COMPANY TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$1,128,131.95.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**F. PW-27-06 (24653) BANKWEST ALIANTE: APPROVE THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY BANKWEST OF NEVADA AND ACCEPT THE CASH-IN-LIEU OF BOND - SEPARATE ACCOUNT IN THE AMOUNT OF \$26,570.50.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**G. PW-28-06 (24654) NVE ELKHORN ACCESS ROAD: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY NORTH VALLEY ENTERPRISES, LLC AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$85,256.60.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**H. PW-29-06 (24655) RANCHO RIDGE II, UNIT 4: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY SAFECO INSURANCE COMPANY TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$287,556.34.**

ACTION: CONTINUED TO MARCH 8, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**I. PW-30-06 (24656) REVERE & GOWAN: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY AMERICAN MOTORISTS INSURANCE COMPANY TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$933,970.80.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**J. PW-31-06 (24657) NVE ACTIVE ADULT, UNIT 3: 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 \$1,588,222.13.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**K. PW-32-06 (24658) NVE ACTIVE ADULT, UNIT 6 PHASE 2: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY GULF INSURANCE COMPANY TO RELEASE THE PERFORMANCE BOND IN THE AMOUNT OF \$453,309.67.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

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

### **NEW BUSINESS**

- 1. NORTH FIFTH STREET TRANSIT-SUPPORTIVE CONCEPT PLAN. PRESENTATION OF THE NORTH FIFTH STREET TRANSIT-SUPPORTIVE CONCEPT PLAN BY PB PLACEMAKING, CONSULTANTS TO THE CITY, FOR A RECOMMENDATION FROM THE PLANNING COMMISSION TO THE CITY COUNCIL. THE NORTH FIFTH STREET TRANSIT-SUPPORTIVE CONCEPT PLAN OUTLINES A LONG-TERM VISION FOR LAND USE PLANNING ALONG PORTIONS OF NORTH FIFTH STREET, DEER SPRINGS WAY, AND PECOS ROAD IN ANTICIPATION OF FUTURE PUBLIC INVESTMENT IN TRANSIT ALONG THIS CORRIDOR. THE STUDY AREA INCLUDES NORTH FIFTH STREET FROM OWENS AVENUE TO DEER SPRINGS WAY, DEER SPRINGS WAY BETWEEN NORTH FIFTH STREET AND PECOS ROAD, AND PECOS ROAD BETWEEN DEER SPRINGS WAY AND THE NORTHERN BELTWAY.**

Staff requested action on the North Fifth Street Transit-Supportive Concept Plan be continued to March 8, 2006.

Ned Thomas introduced Patrick Sweeney, the Senior Urban Designer for PB PlaceMaking in Portland, Oregon and also mentioned Parsons Brinkerhoff, which is the parent company, who had an office in Las Vegas and had also been working on the plan.

Mr. Sweeney stated some of the key points of the plan are:

- New framework to guide development today. It was a new way of looking at things and approaching development in the future in the North 5<sup>th</sup> Street Transit Corridor.
- Strategically, the idea was to plan and implement new pedestrian oriented development before the transit arrived.
- The concept plan is transit supportive and not transit dependent, which means the key to having a successful transit village was to have a successful pedestrian oriented village.
- Pedestrian oriented neighborhoods now, not later means you don't want to wait for transit to arrive before thinking about implementing the pedestrian oriented neighborhoods.
- Pedestrian-first planning for corridor when decisions that are made for infrastructure and transportation, pedestrians should be considered as a part of every decision.

- Implementation strategy for walkable neighborhoods.
- It is not a design of the North Fifth Street roadway; but, is a transit supportive concept plan. There are references at the end of Section 3 which talk about corridor circulation. They are referencing how transit supportive land uses interact with a big infrastructure investment such as the up and coming North Fifth Street roadway. They were offering suggestions for ways the corridor could be done.

The Transit Supportive Concept Plan had six sections:

1. *A Plan for the Future* was an executive summary for the report.
2. *Transit oriented Development*, explained what transit oriented development was and what the benefits were and how the City could start to achieve other objectives through the future transit coming on line.
3. *Envisioning the Corridor* described the stake holders in the public process, when they tried to reach out to property owners and businesses to get their input for the future vision of the corridor.
4. *Planning District Design Concepts* builds on the vision and also helps spell out what the land use and circulation plans are for the corridor.
5. *Code Recommendations* are one of the first steps toward implementation. There is an envisioning process and there are concepts, but once you get to the code recommendations, which are being made at this point, it was a way to start translating the maps and ideas into reality. The City would be working with the development community to help get the kind of development the plan supported.
6. *Implementation* are the next 10 steps to be considered to implement the plan. The *Appendix* had useful information that might be helpful.

Mr. Sweeney stated they held public workshops and also used the Visioning 2025 Report to come up with the plan. From the workshops, five sketches were drawn up. From north to south they are: the University District which is the future UNLV Campus. The Deer Springs District has some existing development but most is vacant land; so, there is an opportunity for the City to do something different and had the potential to create a real destination. There was incredible visibility and access benefits that go with having a location that was close to a major beltway. The North Fifth Street District was stable with a lot of existing development and neighborhoods. The Industrial District was very important as it was a major source of employment for the area. When like uses were grouped together, it helped in the planning process because the value of one industrial property had an affect on the property next to it. The Gateway Redevelopment District was added to the

study after the stakeholder workshops but it was already designated as an urban renewal district. With the transit going through the Redevelopment area, it provided an excellent opportunity for the City to start combining the transit with the redevelopment in the area.

Mr. Sweeney stated when considering a transit oriented development, there were five basic principles which were considered:

- *Greater Density than Community Average* - When designing a transit system, you're building a transit village. The transit villages are stationary, so it was the quarter mile and half mile radius around each transit facility. So, it was important to think and know that studies have shown that people who live within 10 minutes of a transit facility were more inclined to use transit because it was convenient, where more than a 10 minute walk was not convenient.
- *A Mix of Uses* - Having a mix of uses in the stationaries help people get what they need from day to day within walking distance of where they live.
- *Quality Pedestrian Environment* - Pedestrian priorities are important in the transit corridor. Having an enhanced pedestrian area at each station was important; so, having roads that were difficult and scary to cross on foot were not wanted in a stationary. Pedestrian and street crossing should be such that people feel safe crossing.
- *A Defined Center* - A defined center means when you arrive at a transit station, each time it feels like you have arrived somewhere and is not like driving to a strip center. It would be pedestrian oriented, would have a mix of uses, there would be a focus and a design that encouraged pedestrian use.
- *Core-Center-Edge* - This is the distance people feel comfortable walking. A core area around the transit facility was 600 feet and it was important to have the most intense mix of uses within the 600 feet. The center of the area is five minutes out and it was also important to transition down in the intensity and it should be a 10 minute walk to the edge of the facility. The core-center-edge concept helps design how the stations look and feel because by following the core-center-edge concept, it helped regulate the intensity.

At the workshops, each stakeholder was provided with a booklet that had a description of the five land use categories, which were all supportive of transit: Urban Center, Urban Neighborhood, Suburban Center, Suburban Neighborhood Medium Density and Suburban Neighborhood Low Density. The stakeholders and property owners were asked what type of development they felt was most compatible with where they live and how they saw the area being developed 20 to 40 years down the road.

From the information received from the stakeholders and property owners, they came up with a Land Use Concept and a Circulation Concept. In the Land Use Concept Plan, the Deer Springs District was identified as an ideal place for the most intense development, where transit would be combined with unique street opportunity and the proximity of the beltway also helped. The University District was in the works but there was still work to be done. The Fifth Street District was not as heavily populated as Deer Springs, because a lot of the area was built out. So, there would be selected in-fill that would need to be tailored and carefully designed to fit in with what was already there. The Industrial District was also very stable and it was important as there were a lot of jobs in that area. It was important to consider that the transit on North 5<sup>th</sup> Street was a facility that would be existing for 50 to 70 years, so you must consider the land uses in the area for that period of time. The Gateway District had many opportunities for reinvestment and in-fill development.

The Circulation Concept Plan showed proposed areas for the transit stations. They have identified pedestrian priority areas, where pedestrian movement was most important. It was very important to get the balance right for cars, busses, transit, pedestrians and bicyclists because if it was not balanced, the system would not work.

The code recommendations were provided so the plan concepts could be used to work with developers to get the development envisioned by the plan. Horizontal and vertical mixed uses were an example of the type of code elements that were in the plan.

The Implementation Strategy has ten steps to consider while moving forward with the Plan. The first five steps are to be considered for the short term and steps six through ten are things to be considered later on in the process. Step No. 1, *Adopt the Fifth Street corridor Transit supportive Concept Plan* shows commitment to the plan and implementation from the City and by adopting the Plan, a key element in adopting the plan was having a champion to carry it forward. He stating they had been working with Public Works and the Planning Department on a game plan but the report is nearly finished and it was time to move forward. The second Step is *Refine district transportation design concepts* which takes a careful look at the road standards and circulation standards and how they are going to work in a pedestrian oriented stationary because if it was not balanced, it would not work. Pedestrians must be made a priority in preserving the grid and thinking about requiring connected streets. The grid work the City has is important to preserving options later. If there are road connections that are given up for any kind of development, you will be losing the connection later. Transportation and traffic needs are going to increase as the City continues to grow. So, it was important to hang on to options the City now has and preserve the current network, so the options would be preserved for the future. The third strategy is, *Redefining parking standards*. It is very important to consider how the transit stations and development are parked. It cannot be thought of on a parcel by parcel basis but should be thought of as a parking district, which does not necessarily mean it will remain parking but might just be a place holder until the land value rises and a more intense use may occur. They are recommending that a parking strategy be developed at

each stationary to work with the development strategy. The fourth strategy is to *Adopt the TOD code recommendations*. One key part is to use the recommendations in a master plan procedure. They are recommending a master plan procedure based on the PUD process currently in place so there would be flexibility by having more than one use on a parcel. Strategy No. 5 was *Develop a master plan for each district*, and they were recommending a charrette based process, which brings everyone with a stake in the project, to the table so you could work through the issues and concepts. Mr. Sweeney stated the Planning Department and Transportation work together, which is not the case in all cities.

The last five strategies are:

6. *Create a capital improvements and finance plan*. It is important when laying out the infrastructure to figure out a financing plan. In the Appendix of the Plan, there is a financing strategy that was prepared by Hobbs, Ong & Associates, who was one of the consultants on the project. They have laid out a number of options regarding finding funding for the infrastructure project.
7. *Forge public-private partnerships*, they are recommending that the City approach development in a more aggressive way. If the City reached out to the development community and started the dialogue and started figuring out how to achieve the North 5<sup>th</sup> Street Transit Supportive Corridor Concept Plan together. There are issues developers have with approaching these kinds of development. There are barriers and hurdles they see, so it would be great if the City and developer could work together to get over those.
8. *Develop a transit strategy*. It is important to think about a transit strategy because the transit, as part of the North 5th Street Corridor, might happen in segments and it was difficult to know how long it would be until the last segment is in place.
9. *Monitor the effects*, is important because the transit corridor is made up of many components. They are recommending that the City systematically check the stationary vitality, how the parking is doing, how the pedestrian circulation is doing, the transit ridership and where the traffic impacts are. It is important to keep everything in line and working smoothly, because once one element is out of alignment, nothing will work correctly.
10. *Follow a phasing plan*, is recommended because the other nine strategies are a lot to consider. It is important to determine which strategies should be worked on first and second, and which can happen simultaneously.

Mr. Sweeney stated it was important to remember that every trip begins and ends as a pedestrian. Whether or not you are in a car, on a bike, or on a bus or in a truck, you are walking to get there and you are walking at the end of the day.

Chairman Jay Aston opened the Public Hearing and indicated it was requested to continue the item to March 8, 2006. The following participants came forward:

1. **Jennifer Lazovich of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109** appeared on behalf of a couple of builders, Focus and also Binion, who was developing the mall on Losee Road and 215. She appreciated the two week continuance because they needed some time to digest the information. Her clients had not had an opportunity to be part of some of the meetings that had been held, so they needed some time to review the plan and understand it.
2. **Cherlynn Thomas, 4828 White Jade Street, North Las Vegas, NV 89081** stated she lived a short distance from the North 5<sup>th</sup> Street Corridor and was very much in favor of the project.
3. **Scott Sauer, 5629 Midnight Breeze Street, North Las Vegas, NV 89081** stated he would hold comment at this time.
4. **Dirk Ravenholt, 2013 Alta Drive, Las Vegas, NV 89106** appeared on behalf of R.C. Farms. He indicated he did not have enough information at this time as they had not participated in what the pedestrian impact would be by the farm. He felt pedestrian consideration was vital. Mr. Combs was interested on how this would affect his property and needed to be more informed on the project.

Chairman Aston closed the Public Hearing.

ACTION: CONTINUED TO MARCH 8, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

2. **UN-12-06 (24273) CRAIG ROAD INDUSTRIAL PARK (PUBLIC HEARING). AN APPLICATION SUBMITTED BY BURLEY MOTORSPORTS, INC. ON BEHALF OF 3853, LLC, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW AN AUTOMOBILE REPAIR FACILITY. THE PROPERTY IS LOCATED AT 3873 EAST CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 140-06-210-032.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of UN-12-06 subject to the following conditions:

1. That the use permit is site specific and non-transferrable.
2. That no outside storage of vehicles is permitted.

**Faith Harmer, 3873 E. Craig Road #5, North Las Vegas, NV 89031** stated 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 RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

3. **AMP-06-06 (24191) VA MEDICAL CENTER LV (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE VA SOUTHERN NEVADA HEALTHCARE SYSTEM ON BEHALF OF THE UNITED STATES OF AMERICA, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF REGIONAL COMMERCIAL TO PUBLIC/SEMI-PUBLIC. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CLARK COUNTY 215 BELTWAY AND PECOS ROAD. THE ASSESSOR'S PARCEL NUMBER IS 123-19-000-001.**

Item Nos. 3 and 4 were presented together.

The application was presented by Mary Aldava, Senior Planner on behalf of Staff who indicated Staff was recommending approval of AMP-06-06.

**Tom Schuman of JMA Architecture Studios, 10150 Covington Cross Drive, Las Vegas, NV 89144** appeared on behalf of the applicant stating he concurred with Staff recommendation.

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

- **Steve Sanson, P.O. Box 28211, Las Vegas, NV 89126** Chaplain for Greater Las Vegas Marine Corps League and the Chapter for Veterans of Foreign Wars and the media spokesman for Veterans in Politics. He stated he supported the application as the City was in desperate need of a Veterans Hospital.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

4. **ZN-12-06 (24293) VA MEDICAL CENTER LV (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE VA SOUTHERN NEVADA HEALTHCARE SYSTEM ON BEHALF OF THE UNITED STATES OF AMERICA, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN O-L OPEN LAND DISTRICT TO A PSP PUBLIC/SEMI-PUBLIC DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CLARK COUNTY 215 BELTWAY AND PECOS ROAD. THE ASSESSOR'S PARCEL NUMBER IS 123-19-000-001.**

Item Nos. 3 and 4 were presented together.

The application was presented by Mary Aldava, Senior Planner on behalf of Staff who indicated Staff was recommending approval of ZN-12-06.

**Tom Schuman of JMA Architecture Studios, 10150 Covington Cross Drive, Las Vegas, NV 89144** appeared on behalf of the applicant stating he concurred with Staff recommendation.

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

- **Steve Sanson, P.O. Box 28211, Las Vegas, NV 89126** Chaplain for Greater Las Vegas Marine Corps League and the Chapter for Veterans of Foreign Wars and the media spokesman for Veterans in Politics. He stated he supported the application as the City was in desperate need of a Veterans Hospital.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**5. SPR-05-06 (24294) VA MEDICAL CENTER LV. AN APPLICATION SUBMITTED BY VA SOUTHERN NEVADA HEALTHCARE SYSTEM ON BEHALF OF THE UNITED STATES OF AMERICA, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN O-L OPEN LAND DISTRICT (PROPOSED PSP PUBLIC/SEMI-PUBLIC DISTRICT) TO ALLOW A VA MEDICAL CENTER. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CLARK COUNTY 215 BELTWAY AND PECOS ROAD. THE ASSESSOR'S PARCEL NUMBER IS 123-19-000-001.**

The application was presented by Mary Aldava, Senior Planner on behalf of Staff who indicated Staff was recommending approval of SPR-05-06 subject to the following conditions listed in the Revised Memo dated February 22, 2006:

1. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. That if AMP-06-06 and ZN-12-06 are not approved by City Council SPR-05-06 shall be considered null and void.
3. In order to meet the minimum landscaping requirements, the landscaping plan would need to be revised to provide the following:
  - a. 24" box trees will need to be planted at intervals of 25 feet within the landscaped islands between rows; one (1) 24" box tree will need to be planted at the end of each parking row; and an additional six (6) foot wide landscape island with one (1) 24" box tree will need to be provided within each parking row for every 15 parking spaces contained within the row.
  - b. 24" box trees at intervals of 20 feet will need to be planted along the entry ways on Pecos Road and Deer Spring Way and the bus drop-off area.
  - c. All landscape areas will need to be provided with plant materials to provide a minimum ground coverage of 60%, not including trees.
4. Revised landscape plans incorporating staffs recommendations will need to be submitted to the Planning and Zoning Department for review.
5. A concrete curb or temporary barrier will need to be provided along areas the are not proposed to be developed in order to prohibit vehicles from entering an unpaved surface.

6. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
7. Turning radii along the fire access lane shall be designed in accordance with the Fire Code.
8. A sewer capacity analysis will need to be submitted.
9. AMP-09-06 must be approved prior to approval of the civil improvement plans and prior to the issuance of any permits. Should the proposed amendment be denied, this application shall become null and void.
10. This development shall comply with the approved technical drainage study and any related conditions of approval.
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. Clark County 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. This development shall comply with the approved traffic study and any related conditions of approval.
15. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Pecos Road, Deer Springs Way, and Walnut Road.
16. 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. Pecos Road – *with offset sidewalk*
  2. Deer Springs Way – *Uniform Standard Drawing No. 205 ALT*
  3. Walnut Road – *Uniform Standard Drawing No. 205 ALT*
17. Right-of-way dedication and construction of a flared intersection, including a right turn lane, is required at Deer Springs Way and Pecos Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.

18. Right-of-way dedication and construction of a CAT bus turn-out is required on Deer Springs Way near Walnut Road and on Pecos Road near Deer Springs Way per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
19. The proposed pedestrian walkway shall be redirected to the intersection to accommodate all pedestrians traveling by bus to this location.
20. The proposed entrance on Pecos Road shall be south of, or centered on, the 1/64 line, approximately six hundred and sixty (660) feet north of the original Deer Springs Way alignment.
21. 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.
22. The applicant must apply for a BLM right-of-way grant for the adjacent roadways (Pecos Road, Deer Springs Way and Walnut Road).
23. Prior to the issuance of any permits, the applicant shall provide a copy of the BLM grant to show the area that will be occupied.
24. 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.
25. The property owner should grant a roadway easement for commercial driveway(s).
26. The applicant should provide a revocable encroachment permit for landscaping within the public right of way.
27. The property owner should sign a restrictive covenant for utilities.
28. Adjacent to any eighty (80) foot right-of-way, a common lot and/or landscape and pedestrian access easement , with a minimum width of five (5) feet, should be provided behind the required bus turn-out.

**Tom Schuman of JMA Architecture Studios, 10150 Covington Cross Drive, Las Vegas, NV 89144** appeared on behalf of the applicant stating he concurred with Staff recommendation.

**Roy Clark, 1555 South Rainbow Boulevard, Las Vegas, NV** verified the conditions he had were the most current and were in agreement with them. They were expecting to break ground in September 2006.

Commissioner Steve Brown thanked the applicant for the VA Hospital.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**Item No. 9 was heard next.**

6. **UN-13-06 (24290) ANN & LOSEE MONOPALM (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CINGULAR WIRELESS ON BEHALF OF ANN LOSEE PAD, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW A TELECOMMUNICATIONS TOWER (80-FOOT MONOPALM). THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF ANN ROAD AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-26-802-010.**

It was requested by the applicant to continue UN-13-06 to March 8, 2006.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO MARCH 8, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

7. **AMP-07-06 (24298) ROME & QUANTAS 1 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CELEBRATE HOMES ON BEHALF OF CELEBRATE PROPERTIES, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF MDR MEDIUM DENSITY RESIDENTIAL TO HDR HIGH DENSITY RESIDENTIAL. THE PROPERTY IS GENERALLY LOCATED EAST OF QUANTAS STREET AND APPROXIMATELY 275 FEET SOUTH OF ROME BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 124-24-801-004.**

Commissioner Harry Shull stated he would be abstaining as his company was the applicant.

It was requested by the applicant to continue AMP-07-06 to March 22, 2006.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO MARCH 22, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: Commissioner Shull

8. **ZN-13-06 (24299) ROME & QUANTAS 1 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CELEBRATE HOMES ON BEHALF OF CELEBRATE PROPERTIES, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN M-1 BUSINESS PARK INDUSTRIAL DISTRICT TO AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS GENERALLY LOCATED EAST OF QUANTAS STREET AND APPROXIMATELY 275 FEET SOUTH OF ROME BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 124-24-801-004.**

Commissioner Harry Shull stated he would be abstaining as his company was the applicant.

It was requested by the applicant to continue ZN-13-06 to March 22, 2006.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO MARCH 22, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: Commissioner Shull

**Item No. 15 was heard next.**

9. **ZN-11-06 (24288) CIVIC CENTER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY RUSSELL SKUSE ON BEHALF OF CIVIC CENTER PROPERTIES, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT TO AN M-2 GENERAL INDUSTRIAL DISTRICT. THE PROPERTY IS GENERALLY LOCATED WEST OF BELMONT STREET AND APPROXIMATELY 650 FEET SOUTH OF ALEXANDER ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-12-103-013.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of ZN-11-06.

**Russell Skuse, 7525 Hickam Avenue, Las Vegas, NV 89129** appeared on behalf of the applicant stating he concurred with Staff recommendation.

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

- **Diana Groff, 2821 Barr Avenue, North Las Vegas, NV 89030** stated she was opposed to the application and did not want more industrial in the area.

Chairman Aston closed the Public Hearing.

Mr. Skuse stated R-3 would cause more problems than the requested M-2. He stated there would be a 20 foot buffer of landscaping along Barr Street and the access to the facility would not be on Barr Street.

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

**10. UN-05-06 (24029) 2212 BASSLER STREET (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GUSMARO AVILA, PROPERTY OWNER, FOR A USE PERMIT IN AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT TO ALLOW A SINGLE-FAMILY DWELLING. THE PROPERTY IS LOCATED AT 2212 BASSLER STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-24-110-174.**

The application was presented by Mary Aldava, Senior Planner on behalf of Staff who indicated Staff was recommending UN-05-06 be approved 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 including but not limited to:
  - 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. If the waiver is not granted, 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. All sides of a dwelling shall have recessed windows, entrance doors, or pop-outs or other architectural detailing around windows, entrance doors, sliding glass doors and garage doors.
2. If VN-07-06 is not approved, applicant will be required to meet the minimum side setback in an R-3, Multi-family Residential District of 10 feet on the north side of the property.

3. The driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.

**Gusmaro Avila, 2212 Bassler Street, North Las Vegas, NV 89030** stated he concurred with Staff recommendation.

Chairman Jay Aston asked the applicant if he had read and understood the recommended conditions of approval. Ms. Aldava asked for time to explain the conditions to the applicant.

There was a break in proceedings at 7:23 p.m.

The meeting reconvened at 7:35 p.m.

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

Chairman Aston closed the Public Hearing.

Commissioner Leavitt thanked the applicant for getting necessary approvals.

**ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS**

**MOTION: Commissioner Leavitt**

**SECOND: Commissioner Carvalho**

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

**NAYS: None**

**ABSTAIN: None**

11. **VN-07-06 (24285) 2212 BASSLER STREET (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GUSMARO AVILA, PROPERTY OWNER, FOR A VARIANCE IN AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT TO ALLOW A 5-FOOT SIDE YARD SETBACK, WHERE 10 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT 2212 BASSLER STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-24-110-174.**

The application was presented by Mary Aldava, Senior Planner on behalf of Staff who indicated Staff was recommending approval of VN-07-06 subject to the following recommended 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 VN-07-06 is site specific and non-transferable; and
3. That VN-07-06 is only for an addition to a single-family home and no other uses; and
4. That this structure meets the required minimum encroachment into side yard setbacks of three (3) feet for eaves.

**Gusmaro Avila, 2212 Bassler Street, North Las Vegas, NV 89030** stated 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 RECOMMENDED CONDITIONS**

**MOTION: Commissioner Leavitt**

**SECOND: Commissioner Carvalho**

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

**NAYS: None**

**ABSTAIN: None**

12. **UN-11-06 (24231) CUTTING EDGE INDOOR RC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY WALTER M. CRUMPLER ON BEHALF OF THE YORGASON BUILDING PARTNERSHIP, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW AN INDOOR RECREATIONAL FACILITY (REMOTE CONTROL HOBBY CARS). THE PROPERTY IS LOCATED AT 2640 WEST BROOKS AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-17-510-010.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of UN-11-06 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-11-06 is site-specific and non-transferable; and
3. That all associated activities take place within the building; and
4. That Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.

**Walter Crumpler, 5975 Bonita Canyon Avenue, Las Vegas, NV 89142** stated 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 RECOMMENDED CONDITIONS**

**MOTION: Commissioner Leavitt**

**SECOND: Commissioner Carvalho**

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

**NAYS: None**

**ABSTAIN: None**

13. **ZOA-04-06 (24331) TITLE 17 - REPEAL OF REDEVELOPMENT DESIGN REVIEW PROCESS (PUBLIC HEARING). AN ORDINANCE AMENDMENT INITIATED BY THE CITY OF NORTH LAS VEGAS, TO AMEND TITLE 17 (ZONING ORDINANCE), TO DELETE SECTION 17.20.210(J) [DESIGN REVIEW PROCEDURE], (K) [TRAFFIC IMPACT ANALYSIS], AND (L) [PROCEDURES FOR DEVELOPMENT APPROVALS IN THE REDEVELOPMENT AREA DISTRICT], SO DEVELOPMENTS OCCURRING WITHIN THE REDEVELOPMENT AREA WILL FOLLOW THE SAME DESIGN REVIEW PROCEDURES UTILIZED ELSEWHERE IN THE CITY; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of ZOA-04-06.

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

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

14. **ZOA-05-06 (24433) TITLE 17 - HOMES FRONTING 60' WIDE STREETS (PUBLIC HEARING). AN ORDINANCE AMENDMENT INITIATED BY THE CITY OF NORTH LAS VEGAS, TO AMEND TITLE 17 (ZONING ORDINANCE), TO AMEND SECTION 17.24.210(C) [SITE PLANNING], AND (E) [STREETSCAPE AND LANDSCAPING], TO PROHIBIT CONSTRUCTION OF HOMES FRONTING ONTO 60-FOOT-WIDE RIGHTS-OF-WAY UNLESS CERTAIN CONDITIONS EXIST; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of ZOA-05-06 subject to the amendments shown in Revised Memo dated February 22, 2006.

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

- **Scott Sauer, 5629 Midnight Breeze Street, North Las Vegas, NV 89081** stated he was in favor of the amendment and asked the Commission to consider removing the portion which allowed alleys. He was concerned, with homes fronting a 60' street, that kids would be playing in the street.

Chairman Aston closed the Public Hearing.

Commissioner Steve Brown asked if there would be the possibility of variances to the Code. Robert Eastman, Principal Planner responded it would be in the Single-Family Design Guidelines, so the applicant, in their application for a tentative map, could ask for a waiver, which would then be subject to the Commission's review and approval. Commissioner Brown also asked for an explanation on the addition of 5.b to the Code. Planning & Zoning Director Jory Stewart explained there were a number of exceptions that included the existing homes, public parks, elementary schools because of the idea of having a neighborhood school and housing facing that school, and then garages to each home that are accessed from an alley with no individual driveway to the 60' street. The Traffic and Advisory Committee, after much discussion, and listening to the concerns of the citizens and Emergency Services, Police and Fire, two of the exceptions were eliminated, which included the public park because of the attractive nature of a park. The reason the item regarding alley loaded garages was left in, was because, typically, there would be a townhouse concept where the front door faced the street and there is a street scape where there was a modified street section with enhanced landscaping or there could be a single-family detached, townhouse style product, where the driveway, which introduces conflict with the street, with cars backing onto the street and visibility issues are actually on the other side of the building accessed from an alley. Due to the higher densities and urban nature of the development, is that there is open space incorporated as part of the development. The open space would have the play areas and the alley becomes the play

area, where the kids currently play in the front of the homes in the street, they play behind the house in the alley, which is not as heavily traveled and the traffic moves slower. You need to envision other urban environments where they are building higher density residential product on busy city streets, yet, there is an internal circulation where vehicle activity, and play activity and interaction amongst the co-residents occurs. Alley loaded products are a different type of design; it is not the typical single family home with an alley behind it. Staff tried to address that type of issue in paragraph 6, because if there was going to be homes fronting a 60' wide street, they must be constructed using the modified 60' street section or other street geometrics as approved by the Director of Public Works. So, there would be a layer of design review. Any time there is consideration of a product facing a 60' street, that there has not been in the past, or has not been enough of, it created an opportunity to institute a new street section design that was more of a street calming type of design. In addition, the actual street calming proposal, The Neighborhood Traffic Calming Measures, that was developed by Staff and reviewed by the Traffic and Parking Advisory Committee, will go forward to the City Manager's Office and the policies would be scheduled for public review and also by the Commission and City Council. The traffic calming measures are referred to in Paragraph 6 and will be used by the Public Works Department in addition to the modified 60' street section to further calm the 60' street, where there are problems, or they anticipate having traffic problems.

Commissioner Harry Shull asked if there had been a rash of accidents, if there had been problems with accidents on the 60' streets lately or if there were statistics showing it was dangerous. He was asking, because he had built homes facing 60' streets and was not aware of any problems. In some cases, it enabled the developer to get more density and in some instances it was the only way a project could be designed. He did not want to see the door closed on that type of development unless there was some real health and safety issues. Ms. Stewart responded the Traffic and Parking Advisory Committee was formed as a result of a tragedy that had occurred on a 60' street. The Chair Person of the Committee lost her daughter to a pedestrian/automobile accident. As a result of that and also a number of complaints received, the Public Works Department and Police Department took a look at traffic that was exceeding the posted speed limit on 60' streets on a regular basis. When homes are facing a 60' street and you are calling it a neighborhood, but it has a minor arterial going through it. The result is, the complaints about the high speed of traffic because the roads are posted for slower speed limits but are designed for high speed, so the tendency is that the driver will drive the designed speed of the road.

Chairman Aston asked on Paragraph 5.a, if there was half a block of homes already fronting the street and then a developer comes in on the other half, that was not directly across the street and asked if the wording, "adjacent to or contiguous to the proposed development." Ms. Stewart stated the reason they were saying "directly in front" was

because they had the possibility of recreating the street section shared by those two neighborhoods facing that particular section of the 60' street. If it was just a continuation of one side of the street, there was the potential that you were just adding additional homes to the problem rather than solving it.

Clete Kus of Public Works stated he agreed with Ms. Stewart and they were trying to address the issue of compounding the problem.

Commissioner Dilip Trivedi asked why the City was not trying to reduce the width of the streets rather than installing traffic calming devices. Ms. Stewart responded in most jurisdictions, the Planning Departments and Public Works Departments battle over that issue. In North Las Vegas, the Planning Department and Public Works Department are in agreement that the overall street design standards throughout the community have problems and that many streets are too wide. Some streets do not function as originally planned.

Mr. Kus stated the main concept behind the new street section was to provide an off-set in the landscaped area so the sidewalks were not immediately at the back of curb. As a result of the new design, they would make a concession that the actual paved section of the roadway was essentially reduced by approximately ten feet to compensate for the right-of-way area still fitting within the 60' street. They are aware of the canyon or tunnel effect and feel the proposed 60' street section works at reducing the canyon effect. The landscape area between the back of curb and sidewalk would typically have plants.

Chairman Aston brought up a situation where there were homes fronting the street and a developer built next to that and he was concerned there would be a homeowner backing out of their driveway onto the street and because there was a block wall that came next to the driveway, it would create a line of site issue. Mr. Kus responded that was a legitimate issue and through the Planning review process, they would attempt to look out for such instances.

Commissioner Shull asked if the actual size of the road was being reduced by the landscaping. Mr. Kus responded the paved section of the 60' right-of-way was a 40' section with a five foot separation followed by a sidewalk area, which is duplicated on the opposite side of the street, so, there is a reduction in the amount of pavement. Commissioner Shull asked if the buffer went to a block wall or a home. Mr. Kus responded, from the curb, there would be a landscaped area of five feet and a five foot sidewalk and at that point, there would be a potential that there could be a property line. Commissioner Shull asked the current width of asphalt on a 60' right-of-way. Mr. Kus responded it was 46' and with the new traffic calming measures it was called out at 20' to back of curb, so it would probably be a six to eight foot savings in pavement. Commissioner Shull asked the width of a street

in a subdivision from curb to curb. Mr. Kus responded the width was 37' back of curb to back of curb on the typical 47' street. Commissioner Shull was not in favor of the amendment.

ACTION: DENIED

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

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

NAYS: Vice-Chairman Cato, Commissioners Leavitt and Brown

ABSTAIN: None

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

15. **SPR-03-06 (24278) COLEMAN AIRPARK II & III. AN APPLICATION SUBMITTED BY COLEMAN AIRPARK II AND III, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-1 BUSINESS PARK INDUSTRIAL DISTRICT TO ALLOW 27 BUILDINGS TOTALING APPROXIMATELY 589,900 SQUARE FEET OF OFFICES AND WAREHOUSES. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CLAYTON STREET AND BROOKS AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-17-601-003.**

It was requested by the applicant to continue SPR-03-06 to March 8, 2006.

ACTION: CONTINUED TO MARCH 8, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

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

**16. SPR-04-06 (24287) CRAIG & FERRELL RETAIL CENTER. AN APPLICATION SUBMITTED BY GREENSTREET PROPERTIES LLC ON BEHALF OF MARY KAY ROBINSON, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A 73,350 SQUARE FOOT RETAIL CENTER. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CRAIG ROAD AND FERRELL STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-05-302-009.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of SPR-04-06 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 commercial development shall be in compliance with the Commercial Development Standards and Design Guidelines, including but not limited to the following:
  - a. Perimeter landscaping along all rights-of-way must be provided as required.
  - b. The sidewalk along Craig Road must be separated from the back of curb by a minimum of five (5) feet and be meandering.
  - c. Parking areas which abut a public street shall be screened by decorative walls or landscaped berms with a minimum height of 3 feet above the finished grade at the rear of the setback area.
  - d. Adequate bicycle parking must be provided.
  - e. A wall, a minimum of six (6) feet in height, shall be constructed on the southern property line.
  - f. Consistent building design for all buildings and pads must be provided on all elevations.
3. Exterior down spouts and exterior roof ladders are not allowed, and shall be located within the building.
4. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.

5. Turning radii along the fire access lane shall be designed in accordance with the Fire Code.
6. 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.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans.
10. 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.
11. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Craig Road.
12. 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.
13. The property owner is required to grant a roadway easement for commercial driveway(s).
14. 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.
15. A revocable encroachment permit for landscaping within the public right of way is required.
16. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.

17. 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.
18. The property owner is required to sign a restrictive covenant for utilities.
19. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
20. All off-site improvements must be completed prior to final inspection of the first building.

**Harold Foster, 3234 (unintelligible)** appeared on behalf of the applicant stating he concurred with most of the recommended conditions. He stated on Condition No. 2.a they were providing the required 25' of landscaping and sidewalk area along Craig Road; however, on Ferrell Street they were proposing 15' of landscaping and sidewalk area because it was a residential street that was only 60' wide and with the Food 4 Less at Simmons, the landscaping and sidewalk area was reduced from 25' to 20' and that was a section line street that carried a large volume of traffic. The applicant felt if he had to move over another 10' into the development, it would substantially reduce the parking. He also referred to Condition No. 2.f, which was the building design. He stated the building was designed on the basis that it would be in conformance with the Food 4 Less building on the developed portion to the east. That building had split faced block on the sides and along the rear, which was what was being proposed on this development, which would be consistent with the surrounding development. They would like to be allowed to put split faced block on the rear portion and be allowed the 15' landscaping and sidewalk area along Ferrell Street with more intense landscaping.

Commissioner Dean Leavitt asked for Staff's comments on the applicant's request. Mr. Jordan responded to waive the landscaping to 10', would not be possible for a portion of the area because Pad A was at 10', it does not meet the minimum set-back for a commercial building, so they would not be able to do that through a waiver. It would only be possible through a variance. The applicant has 89 parking spaces more than what is required, so, Staff would still recommended that the 20' of landscaping be required. Commissioner Leavitt agreed with Staff because Ferrell Street was very busy and it was his recommendation to leave the conditions as recommended by Staff.

Commissioner Harry Shull stated he agreed with Commissioner Leavitt.

Chairman Jay Aston stated Condition No. 2.f was a consistent building design if there was an existing building adjacent to the proposed development and would allow Staff to work with the applicant.

Mr. Foster stated the property was very expensive and he was not sure the applicant would be able to develop it if he had to reduce the square footage of the buildings.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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. 19 was heard next.**

17. **SPR-06-06 (24295) THE GROVE. AN APPLICATION SUBMITTED BY KAMRAN ABDO ON BEHALF OF KAMROS HOLDINGS LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW RELOCATION OF PARKING FROM THE REAR TO THE FRONT OF THE COMMERCIAL SITE AND TO REDUCE THE LANDSCAPING ALONG THE SOUTHERN PROPERTY LINE FROM 20 FEET TO 10 FEET. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CRAIG ROAD AND KINGS HILL ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-03-311-007, 139-03-311-008, 139-03-311-009, 139-03-311-010, 139-03-311-001 AND 139-03-311-013.**

It was requested by the applicant to continue SPR-06-06 to March 8, 2006.

ACTION: CONTINUED TO MARCH 8, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

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

18. **SPR-07-06 (24296) LOGISTICENTER BUILDING 3. AN APPLICATION SUBMITTED BY DP INDUSTRIAL LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW 513,240 SQUARE FEET OF OFFICE AND WAREHOUSE. THE PROPERTY IS LOCATED APPROXIMATELY 870 FEET SOUTH OF ALEXANDER ROAD AND EAST OF BELMONT STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-12-601-007 AND 139-12-502-003.**

It was requested by the applicant to continue SPR-07-06 to March 8, 2006.

ACTION: CONTINUED TO MARCH 8, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**Item No. 20 was heard next.**

**OLD BUSINESS**

19. **FDP-24-05 (22813) HALEVA OFFICE/WAREHOUSE. AN APPLICATION SUBMITTED BY ROSHPINA LLC, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 89,600 SQUARE FEET OF OFFICE/WAREHOUSE BUILDINGS. THE PROPERTY IS LOCATED APPROXIMATELY 660 FEET EAST OF ALLEN LANE AND SOUTH OF LAKE MEAD BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-20-202-006, 139-20-202-007, 139-20-202-008 AND 139-20-202-014. (CONTINUED OCTOBER 26 AND NOVEMBER 22, 2005)**

The application was presented by Mary Aldava, Senior Planner on behalf of Staff who indicated Staff was recommending approval of FDP-24-05 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-05-01 and T-1153.
3. That the 15 feet of perimeter landscaping and the 30-foot easement along Coran Lane shall be shown as a common element.
4. That a 100 percent opaque decorative wall or landscape screen not less than eight feet tall shall be provided along the front of the storage yards.
5. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.

**Dave Truman of Pinnacle Architectural Studio, Inc., 9755 W. Charleston Boulevard, Las Vegas, NV 89117** appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

**Item No. 24 was heard next.**

- 20. T-1227 (23157) CRAIG ROAD CONDOS. AN APPLICATION SUBMITTED BY ROBERT DAVIS HOMES ON BEHALF OF CRAIG ROAD LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN M-2 GENERAL INDUSTRIAL DISTRICT (PROPOSED TO AN R-3 MULTIFAMILY RESIDENTIAL DISTRICT) CONSISTING OF 152 UNITS OF CONDOMINIUMS. THE PROPERTY IS LOCATED APPROXIMATELY 700 FEET EAST OF WALNUT ROAD AND SOUTH OF CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 140-06-601-006 AND 140-06-701-028. (CONTINUED NOVEMBER 22, 2005)**

It was requested by the applicant to continue T-1227 to March 8, 2006.

ACTION: CONTINUED TO MARCH 8, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

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

21. **ZN-96-05 (23566) PICERNE @ CENTENNIAL & NORTH 5<sup>TH</sup> (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PICERNE DEVELOPMENT CORPORATION ON BEHALF OF THE PT CORPORATION AND NORTH 5<sup>TH</sup> CENTENNIAL, 1 LLC, PROPERTY OWNERS, FOR RECLASSIFICATION OF PROPERTY FROM A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF 278 MULTI-FAMILY UNITS AND 10,000 SQUARE FEET OF COMMERCIAL. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND NORTH FIFTH STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-27-503-001, 124-27-503-007, 124-27-503-008 AND 124-27-503-009. (CONTINUED DECEMBER 28, 2005 AND JANUARY 25, 2006)**

It was requested by the applicant to continue ZN-96-05 to March 22, 2006.

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

Chairman Aston closed the Public Hearing.

**Jennifer Lazovich of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109** appeared on behalf of the applicant stating the extra time was needed to acquire some property in the area, so when the project was presented there would be a more complete picture of what would be developed.

ACTION: CONTINUED TO MARCH 22, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

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

- 22. AMP-73-05 (23559) STORAGE ONE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY STORAGE ONE ON BEHALF OF AV NEVADA 2, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND LAWRENCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-26-501-007. (CONTINUED DECEMBER 28, 2005 AND JANUARY 11 AND FEBRUARY 8, 2006)**

It was requested by the applicant to continue AMP-73-06 to March 8, 2006.

**George Garcia of G.C. Garcia, Inc., 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014** appeared on behalf of the applicant stating they were working on drainage issues. The drainage study had been completed and Sundance Construction, who had completed the construction cost estimates, would be ready to meet with Public Works before the next meeting.

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

Chairman Aston stated the Public Hearing would remain open.

Commissioner Steve Brown asked Mr. Garcia to explain to status of the bridge and whether it would work. Mr. Garcia responded Great Basin Engineering had indicated the design was complete; they just needed to go over it with Staff. He asked that the application be continued to allow that to happen.

ACTION: CONTINUED TO MARCH 8, 2006

MOTION: Commissioner Brown

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

23. **ZN-98-05 (23556) STORAGE ONE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY STORAGE ONE ON BEHALF OF AV NEVADA 2, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF MINI-WAREHOUSING. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND LAWRENCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-26-501-007. (CONTINUED DECEMBER 28, 2005 AND JANUARY 11 AND FEBRUARY 8, 2006)**

It was requested by the applicant to continue ZN-98-05 to March 8, 2006.

The following comments were carried forward from Item No. 22:

**George Garcia of G.C. Garcia, Inc., 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014** appeared on behalf of the applicant stating they were working on drainage issues. The drainage study had been completed and Sundance Construction, who had completed the construction cost estimates, would be ready to meet with Public Works before the next meeting.

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

Chairman Aston stated the Public Hearing would remain open.

Commissioner Steve Brown asked Mr. Garcia to explain to status of the bridge and whether it would work. Mr. Garcia responded Great Basin Engineering had indicated the design was complete; they just needed to go over it with Staff. He asked that the application be continued to allow that to happen.

ACTION: CONTINUED TO MARCH 8, 2006

MOTION: Commissioner Brown

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

**Item No. 1 was heard next.**

24. **FDP-01-06 (23712) RUNVEE HOBART 3B. AN APPLICATION SUBMITTED BY RICHMOND AMERICAN HOMES ON BEHALF OF R & S WASHBURN LLC, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 239 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF ANN ROAD AND WALNUT ROAD. THE ASSESSOR'S PARCEL NUMBER IS 123-30-701-002. (CONTINUED JANUARY 11 AND FEBRUARY 8, 2006)**

The application was presented by Mary Aldava, Senior Planner on behalf of Staff who indicated Staff was recommending that FDP-01-06 be continued to allow the applicant to meet with Parks and Recreation Staff to work out details on developed open space and amenities.

**Brent Wilson of Orion Engineering, 7391 Prairie Falcon Road, Suite 150, Las Vegas, NV 89128** appeared on behalf of the applicant stating he concurred with Staff's recommendation. They originally submitted an approximate 300 acre PUD that extended east and west of Walnut Street. At the original time of the PUD approval, the entire PUD was intended to be age indexed, as it would be marketed more toward the elderly and an age identified market. Since that time, the parcels to the east of Walnut have been parceled off and sold to a different developer and that portion was no longer age identified. The portion west of Walnut Street was still age indexed and they provided a majority of the amenities that were agreed to in the PUD approval. Since that time, the final development plan was submitted. They have revised the plan to include certain traffic calming elements to comply with Public Works comments, have withdrawn the three story plans that were submitted with the original PUD, and they were working with Parks and Recreation on the open space and amenities. He asked that a condition be added to read: "The applicant to obtain approval of landscaping and amenity plans of common areas with the Parks and Recreation Department prior to final map recordation." He stated he agreed with Staff recommended conditions and asked for the Commission's approval.

Tony Taylor of Parks & Recreation stated the original property was divided which means the list of amenities that had been requested was now a heavy burden for the developer. There is a strip of property to the east that is about 85 feet deep, which the developer wants to use as a trail with exercise stations and benches and the amenities are too far away. The strip should be used to provide amenities for the people who live in the lower area and he was not given the revision with enough time to review it. He stated he was willing to work with the applicant but could only recommend continuation at this time.

Mr. Wilson stated he felt the issues could be resolved in two weeks and agreed to a two week continuance.

ACTION: CONTINUED TO MARCH 8, 2006

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

**25. ZN-04-06 (24043) DECATUR/RANCH HOUSE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PULTE HOMES ON BEHALF OF BERMUDA & BOULEVARD, LLC ET AL, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A C-2 GENERAL COMMERCIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 151 DWELLING UNITS OF MULTI-FAMILY RESIDENTIAL. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF DECATUR BOULEVARD AND RANCH HOUSE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-30-101-009. (CONTINUED JANUARY 25 AND FEBRUARY 8, 2006)**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending continuance of ZN-04-06 as the Parks and Recreation Department had recommended continuance as the applicant had not fully addressed all of the amenities and there was one open space area not shown in the amenities. The second issue was that the Fire Department had indicated the emergency access into the development did not meet the turning radii and they would need to redesign that area. The third issue brought up by the Public Works Department, that Ranch House Road showed as a 51' right-of-way. The southerly half was dedicated at 30' and under Title 16, the applicant should be dedicating their appropriate half, which would be 30', not the 21' show on the map. Staff was concerned, if the map were approved as it was, the extra nine feet of dedication would wipe out any perimeter landscaping along Ranch House Road. If the Commission determines approval is warranted, the following conditions are recommended:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The submitted elevations shall be considered "conceptual" and are not binding. The City reserves the right to provide detailed comments on these items at such time that the applicable Final Development Plan is submitted for Planning Commission consideration.
3. This planned unit development shall not exceed 148 dwelling units, or the density associated with the applicable Comprehensive Plan land use category, whichever is less.
4. This planned unit development shall comply with the parking requirements established in the Zoning Ordinance (Title 17) for multifamily development.
5. The developer shall meet jointly with the Departments of Parks and Recreation and Planning and Zoning to discuss the design and usability of proposed open space areas and the amenities to be provided prior to submitting a final development plan.

6. This planned unit development shall comply with the Multiple Family Development Standards, including that:
  - a. All buildings shall have a minimum spacing of twenty (20) feet between buildings.
  - b. Buffer landscaping may be reduced to the dimensions shown on the preliminary development plan except that trees shall be provided as shown on the conceptual landscaping plan, as approved by staff. Large variety trees shall be planted a minimum of every fifteen (15) feet on center, as approved by staff.
  - c. Perimeter landscaping may be reduced to zero (0) feet along the 215 Beltway and the Decatur Boulevard interchange. Landscaping areas shall be provided on the inside of the wall with the minimum dimensions as shown on the preliminary development plan, as approved by staff. Large variety trees shall be planted a minimum of every fifteen (15) feet on center, as approved by staff.
  - d. A minimum of fifteen (15) feet of perimeter landscaping (which may include sidewalk) shall be provided along Ranch House Road and portions of Montgomery Street.
  - e. Refuse collection areas of sufficient size and number shall be provided.
  - f. A minimum of 50 percent of the development's open space amenities be accessible within 300 feet of any dwelling unit.
  - g. Individual outdoor areas or patios shall not encroach into required buffer landscaping areas.
  - h. Internal pedestrian walkways, separate from drive aisles, shall be provided. Pedestrian walkways shall be constructed of stamped and dyed concrete, as approved by staff.
  - i. Pedestrian gates and walkways shall be provided to external sidewalks, as approved by staff.
  - j. Trash enclosures shall be provided on the Final Development Plan unless the developer provides evidence with the Final Development Plan application that individual waste collection will be provided by Republic Services.

7. Landscaping , including a small variety tree and ground cover shall be provided on each side of each garage entrance way, and shall be maintained by the homeowners association. Landscaping shall be provided in a sealed planter or another alternative method, as approved by staff.
8. Perimeter walls shall be owned and maintained by the Homeowner's Association.
9. A minimum of 106,373 square feet of open space shall be provided that meets the minimum size requirements established in the Zoning Ordinance (Title 17), as approved by staff.
10. All required open space and required landscaping areas shall be labeled as common elements and shall be maintained by the homeowners association.
11. At a minimum, the following list of amenities shall be provided within the open space:
  - a. Circuitous lighted paths with marked pedestrian crossings
  - b. A minimum of 20 24-inch box trees per acre
  - c. At least two (2) differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade structure
  - d. At least one large open space area for group/organized play
  - e. (8) Picnic tables and barbeque grills
  - f. Benches spaced along park pathways
  - g. Exercise stations and mile markers spaced along paths
  - h. Plaza area shall include a swimming pool and cabana, a shade structure, picnic table, bbq grill, and trash receptacle
  - i. Dog stations near grass areas and other convenient locations
  - j. Details of amenities to be provided
12. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
13. A minimum of two means of Fire Department access is required into this development.
14. This application shall comply with the *City of North Las Vegas Municipal Code* and NRS 278. Conformance may require modifications to the site resulting in fewer lots.
15. 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.
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. Clark County Public Works concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
  19. City of Las Vegas concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
  20. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
  21. Approval of a traffic study is required prior to submittal of the civil improvement plans.
  22. A queuing analysis is required.
  23. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Decatur Boulevard.
  24. 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:
    - a. Ranch House Road
    - b. Montgomery Street (portion)
  25. Sixty (60) foot minor residential collector streets may be required to be designed and constructed per the *City of North Las Vegas 60' Standard Street Section with Offset Sidewalk*.
  26. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.

27. The property owner is required to grant roadway easements where public and private streets intersect.
28. All common elements shall be labeled and are to be maintained by the Home Owners Association.
29. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
30. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
31. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
32. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
33. A revocable encroachment permit for landscaping within the public right of way is required.
34. Appropriate subdivision mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
35. 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.
36. All off-site improvements must be completed prior to final inspection of the first building.
37. The applicant must apply for a vacation of a portion of Ranch House Road. Should that vacation be denied, this application shall become null and void.
38. The applicant must apply for a vacation of a portion of Ranch House Road. Should that vacation be denied, this application shall become null and void.
39. Fire access lands shall be designed in accordance with Fire Code requirements.

**George Garcia of G.C. Garcia, Inc., 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014** appeared on behalf of the applicant along with **Jennifer Lazovich of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109.** Mr. Garcia stated they met with Tony Taylor of Parks and Recreation and agreed to put a picnic bench and barbeque area in the northeast corner of the property. The Fire Department issue could be addressed at the time of the final development plan. Mr. Garcia addressed the issue on Ranch House Road. He stated the plan currently showed 14' in anticipation that they could get the street reduced to 51'. He had talked to Chong in Public Works and there was no problem with going to a 51' street. The right-of-way issue came up today. D.R. Horton did not want to hold up their development plans and did not have a problem letting the applicant claim whatever was left from the 51', which would be the nine feet. He stated they would get a signed letter from D.R. Horton addressing that issue. They would commit to the ten foot buffer along the beltway and provide more intense landscaping that was discussed at the February 8, 2006 Planning Commission Meeting.

Mr. Garcia requested on Condition No. 6.c, that the minimum dimension for landscaping on the inside of the block wall along the beltway be changed to a minimum of 10 feet. He also asked that Condition No. 25 have the wording "or as otherwise approved by Public Works Director", which would give them the flexibility to go back and do the 51' street. Condition Nos. 37 and 38 were duplicated and he asked that they be deleted as there was no dedication at this time.

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

Chairman Aston closed the Public Hearing.

Commissioner Dean Leavitt asked Clete Kus of Public Works if he was agreeable to the requested amendments. Mr. Kus stated he was agreeable to the requested changes to the conditions. Commissioner Leavitt also asked Tony Taylor of Parks and Recreation if he was in agreement. Mr. Taylor stated he was agreeable.

Chairman Aston asked if a condition listing the amenities was included. Mr. Taylor responded the amenities were covered by the conditions.

Staff also agreed with the changes.

**ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH  
CONDITION NOS. 6.C AND 25 AMENDED AS FOLLOWS AND CONDITION  
NOS. 37 AND 38 DELETED:**

- 6.C. PERIMETER LANDSCAPING MAY BE REDUCED TO ZERO (0) FEET ALONG THE 215 BELTWAY AND THE DECATUR BOULEVARD INTERCHANGE. LANDSCAPING AREAS SHALL BE PROVIDED ON THE INSIDE OF THE WALL WITH THE MINIMUM DIMENSION OF TEN (10) FEET, AS APPROVED BY STAFF. LARGE VARIETY TREES SHALL BE PLANTED A MINIMUM OF EVERY FIFTEEN (15) FEET ON CENTER, AS APPROVED BY STAFF.
25. SIXTY (60) FOOT MINOR RESIDENTIAL COLLECTOR STREETS MAY BE REQUIRED TO BE DESIGNED AND CONSTRUCTED PER THE *CITY OF NORTH LAS VEGAS 60' STANDARD STREET SECTION WITH OFFSET SIDEWALK*, OR AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

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

**PUBLIC FORUM**

There was no public participation.

**DIRECTOR'S BUSINESS**

There was no report given.

**CHAIRMAN'S BUSINESS**

There was no report given.

**ADJOURNMENT**

The meeting adjourned at 8:48 p.m.

APPROVED: March 22, 2006

/s/ Jay Aston  
Jay Aston, Chairman

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