

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

March 8, 2006

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

BRIEFING: 5:36 pm., Conference Room, North Las Vegas City Hall,
2200 Civic Center Drive

CALL TO ORDER: 6:00 pm., Council Chambers, North Las Vegas City Hall,
2200 Civic Center Drive

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

STAFF PRESENT: Jory Stewart, Planning & Zoning Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Jeremy Davis, Planner
Nick Vaskov, Deputy City Attorney II
Randy Cagle, PW, Real Property Services Manager
Madeleine Jabbour, Public Works
Janice Carr, Fire Department
Nancy O'Connor, Parks & Recreation
Jo Preston, Police Department
Jo Ann Lawrence, Recording Secretary

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Vice Chairman Jo Cato

WELCOME: Chairman Jay Aston

MINUTES

• **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING OF FEBRUARY 8, 2006.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

CONSENT AGENDA

A. 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. (CONTINUED FEBRUARY 22, 2006)

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

B. PW-33-06 (24821) FALCON RIDGE NORTH: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY TOUSA HOMES, INC., DBA ENGLE HOMES, AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$738,824.96.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

C. PW-34-06 (24822) FALCON RIDGE SOUTH: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY TOUSA HOMES, INC., DBA ENGLE HOMES, AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$840,244.93.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

D. PW-35-06 (24823) LAKE MEAD COMMERCIAL PARK: APPROVE THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY ROSHPINA, LLC, AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$93,222.33.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

E. PW-36-06 (24824) NVE ACTIVE ADULT, UNIT 5: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY NORTH VALLEY ENTERPRISES, LLC, AND ACCEPT THE OFF-SITE IMPROVEMENT BOND IN THE AMOUNT OF \$157,058.41.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

- F. PW-37-06 (24825) 10 LOT RESIDENTIAL SUBDIVISION: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CELEBRATE HOMES 38, LLC, AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$135,843.50.**

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

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: Commissioner Shull

- G. PW-38-06 (24826) MANOR ESTATES @ RIVERWALK RANCH: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY D.R. HORTON, INC. AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$2,470,434.29.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

- H. PW-39-06 (24827) LA MADRE & GOLDFIELD: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY RICHMOND AMERICAN HOMES OF NEVADA, INC. AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$293,382.91.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

I. PW-40-06 (24828) CENTENNIAL MARKETPLACE: APPROVE THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY SMITHS FOOD & DRUG CENTERS, INC. AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$2,346,759.89.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

J. PW-41-06 (24829) RIVERWALK RANCH @ HIGH NOON: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY D.R. HORTON, INC. AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$1,077,983.54.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

K. PW-42-06 (24830) GREATER NEVADA AUTO AUCTION: APPROVE THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY GREATER NEVADA AUTO AUCTION, INC. AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$8,304,574.10.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

- L. **PW-43-06 (24831) ELDORADO NO. 7 R1-70 TM 17: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE, AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$1,323,751.39.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

- M. **PW-44-06 (24832) SAN MIGUEL & FERRELL: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE, AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY INSURANCE COMPANY OF THE WEST TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$233,651.99.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

Item No. 2 was heard next.

NEW BUSINESS

1. **UN-16-06 (24468) CAMINO AL NORTE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GEORGE M. ROGERS ON BEHALF OF CAMINO AL NORTE INVESTORS, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-P PROFESSIONAL OFFICE COMMERCIAL DISTRICT TO ALLOW TWELVE (12) BUILDINGS GREATER THAN 3000 SQUARE FEET. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF WASHBURN ROAD AND CAMINO AL NORTE. THE ASSESSOR'S PARCEL NUMBER IS 124-33-601-011.**

The application was presented by Terence Capers, Planner on behalf of Staff who indicated Staff was recommending UN-16-06 be continued to allow the applicant to redesign the site to conform to the commercial design standards. If the Commission determined approval was warranted, the following conditions are recommended:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. That UN-16-06 is site specific and non-transferable.
3. Maximum square footage of the office buildings not to exceed the following:
 - a. 4,100 square feet for buildings A, B, C, D, E, F, G, H, J, K, L.
 - b. 8,600 square feet for building N.
4. Development of the site shall comply with the Commercial Development Standards and Design Guidelines, including but not limited to the following:
 - a. 20 foot landscape buffer must be planted adjacent to abutting residential property.
 - b. Sidewalks shall be located at least six feet away from the facade of the building to provide foundation landscaping.
 - c. providing a minimum 250 square feet of pedestrian plaza area, which cannot be within, or in-lieu of, any required landscape areas.
 - d. bicycle parking facilities shall be provided within 100 feet of each "Pad" site. At least two parking spaces per "Pad" shall be identified on the plans and cannot be within required landscape areas and cannot impede pedestrian access;
5. Approval of a drainage study is required prior to submittal of the civil improvement plans
6. 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.

7. 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.
8. As a result of any existing faults on the property, the developer shall provide a letter of indemnification to the City of North Las Vegas for all structures to be located on the subject parcels.
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. If not already existing, the civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Camino Al Norte and Washburn 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. 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.
17. The property owner is required to sign a restrictive covenant for utilities.
18. Any required off-site improvements must be completed prior to final inspection of the first building.

19. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.

George Rogers, Architect, 4625 South Polaris Avenue #216, Las Vegas, NV 89103

appeared on behalf of the applicant along with Victor Knight from his office. Mr. Rogers stated the description read by Mr. Capers was based on the old site plan. The revised site plan was the same but they had considered a few items regarding the landscape buffers Staff was concerned about. Mr. Rogers stated they had added landscaping in addition to what was required by the ordinance. There was a large amount of landscaping between and around the buildings. The landscaping along the buffers would be increased from 24" box trees at 20' on center to 24" box trees at 15' on center but it was important to note that no building encroaches into the 20' set-back adjacent to any residential area. There would be no reduction in landscaping along any area adjacent to residential. The landscape material would all be provided and there would not be any uses aside from the isle way and parking. In one area the landscaping was reduced to 15' in order to get the parking to fit. The north property boundary was four feet lower than the residential area to the north. It was 80 to 90 feet from the existing residential to the nearest building. The only other waiver requested was a waiver of the base foundation landscaping along the fronts of the buildings. The sidewalks internal to the site and the landscaping would not fit, given the buffers provided at the street greater than 20 feet and more than that if the off-site landscaping was included. He felt they made up for the foundation landscaping between the buildings and in all other areas. The buffer would otherwise be six feet and they were providing no less than four feet.

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

Chairman Aston closed the Public Hearing.

Commissioner Dean Leavitt felt the residents were being sold short and felt once the project was built out, there would be a significant impact to the residents in the area. He had concerns with the existing project as proposed. Mr. Rogers responded he understood but did not feel he was selling the residents short. There was an opportunity to correct that on the north side of the property and provide the 20' landscape buffer as required by the ordinance with trees at 20' on center and then shuffle everything down a little. In the other three areas, however, the buffer was not affecting the quality of the area between the residents and there was no use that was active in those areas. He stated they could provide all requested landscaping but would need to take out approximately 13 parking spaces. Commissioner Leavitt requested the 20' landscaping be provided on the north and he would be willing to compromise if the other landscaping was intensified and add some landscape diamonds on the longer piece.

Chairman Aston asked Staff if this would be submitted under a site plan review or tentative map. Mr. Capers responded it would be finalized through the building permit process. Marc Jordan, Planning Manager stated the reason the Commission would not see it through a site plan review was because it was less than 80,000 combined square feet. So, the site plan would be reviewed through the use permit and the accompanying tentative map. Chairman Aston asked if the conditions of the site plan should be addressed with the use permit. Mr. Jordan responded in regards to the landscaping and the waivers, and since the trees, every 15' feet on center, was a deviation from the requirements, if given the waiver and the landscape diamonds indicated by Commissioner Leavitt, it was appropriate to review them with the use permit.

Chairman Aston asked the applicant if he had more comments. Mr. Rogers stated he agreed to the compromise and felt all other ordinance requirements had been met. Chairman Aston asked the applicant if he had reviewed the recommended conditions. Mr. Rogers responded he had reviewed the conditions but some were no longer appropriate.

Mr. Jordan stated if it was the Commission's desire to approve the waivers, there were some conditions that needed to be amended.

Robert Eastman, Principal Planner stated Condition No. 4.a would be amended to read: *"20 foot landscape buffer must be planted adjacent to abutting residential property with the exception that a 20' landscape buffer is allowed for proposed parking areas with trees planted 15' on center and landscape diamonds located every three parking spaces."* Conditions No. 4.b would be amended to read: *"Sidewalks shall be located at least 4 feet away from the facade of the building to provide foundation landscaping."* Condition No. 4.e would be added to read: *"The 4 foot foundation landscape area shall be in compliance with the geotechnical soils report, while maintaining the 60 per cent coverage with shrubs and ground cover."*

Mr. Rogers stated he would agree to all conditions, including the amendments as read into the record.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NOS. 4.A AND 4.B AMENDED AND THE ADDITION OF CONDITION NO. 4.E AS FOLLOWS:

- 4.A. 20 FOOT LANDSCAPE BUFFER MUST BE PLANTED ADJACENT TO ABUTTING RESIDENTIAL PROPERTY WITH THE EXCEPTION THAT A TEN FOOT (10') LANDSCAPE BUFFER IS ALLOWED FOR PROPOSED PARKING AREAS WITH TREES PLANTED FIFTEEN FEET (15') ON CENTER AND LANDSCAPE DIAMONDS LOCATED EVERY THREE PARKING SPACES.

- 4.B. SIDEWALKS SHALL BE LOCATED AT LEAST FOUR FEET (4') AWAY FROM THE FACADE OF THE BUILDING TO PROVIDE FOUNDATION LANDSCAPING.
- 4.E. THE FOUR FOOT (4') FOUNDATION LANDSCAPE AREA SHALL BE IN COMPLIANCE WITH THE GEOTECHNICAL SOILS REPORT WHILE MAINTAINING 60 PER CENT COVERAGE WITH SHRUBS AND GROUND COVER.

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

Item No. 17 was heard next.

2. **AMP-08-06 (24472) ROME & QUANTAS 2 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LEVI PARKER ON BEHALF OF RICHARD VINCENT TELFER AND JUDITH MARIE TELFER OLDFATHER, PROPERTY OWNERS, 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 LOCATED AT THE SOUTHEAST CORNER OF QUANTAS STREET AND ROME BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 124-24-801-003.**

It was requested by the applicant to continue AMP-08-06 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, Shull, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

3. **ZN-14-06 (24471) ROME & QUANTAS 2 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LEVI PARKER ON BEHALF OF RICHARD VINCENT TELFER AND JUDITH MARIE TELFER OLDFATHER, PROPERTY OWNERS, FOR RECLASSIFICATION OF PROPERTY FROM AN M-1 BUSINESS PARK INDUSTRIAL DISTRICT TO AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF QUANTAS STREET AND ROME BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 124-24-801-003.**

It was requested by the applicant to continue ZN-14-06 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, Shull, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

Item No. 5 was heard next.

4. **VN-08-06 (24475) TERRASINI AT ALIANTE UNIT 2 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY G. C. WALLACE, INC. ON BEHALF OF PN II, INC., PROPERTY OWNER, FOR A VARIANCE IN AN MPC R-3 MASTER PLANNED COMMUNITY MULTI-FAMILY RESIDENTIAL DISTRICT TO ALLOW A 7.25-FOOT REAR YARD SETBACK, WHERE 10 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF DEER SPRINGS WAY AND DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-19-313-085, 124-19-313-086, 124-19-313-087 AND 124-19-313-088.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending denial of VN-08-06 as the applicant had not shown there was a unique circumstance at that location. If the Commission determined approval was warranted, the following conditions were recommended:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. That the minimum 7.25 foot rear yard setback shall only apply to building 42 of the development.

Jennifer Lazovich of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating this was a townhome development located in Aliante. Approximately 80 per cent of the structures have already been constructed and might not be inhabited. This narrows the field of where an additional handicapped accessible unit can be placed. There are only two options in which to place handicapped accessible units. They must be put on the ends of the four cap buildings. She stated they tried to mitigate the impact of the variance and asked for the Commission's approval.

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

Chairman Aston closed the Public Hearing.

Chairman Jay Aston asked the distance of the front setback. Ms. Lazovich responded it was approximately 19 feet.

Marc Jordan, Planning Manager stated if there was a motion to approve, Condition No. 2 needed to be amended to read: *"That the minimum 7.25 foot rear yard setback shall only apply to building 42 of the development."*

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH
CONDITION NO. 2 AMENDED TO READ:

2. THAT THE MINIMUM 7.25 FOOT REAR YARD SETBACK SHALL ONLY APPLY TO BUILDING 42 OF THE DEVELOPMENT.

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

Item No. 9 was heard next.

5. **ZN-15-06 (24483) CENTENNIAL CROSSING III (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF REGENA HOMES, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO AN R-2 TWO-FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF REGENA AVENUE AND GOLDFIELD STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-27-504-001.**

It was requested by the applicant to continue ZN-15-06 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, Shull, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

6. **T-1245 (24481) CENTENNIAL CROSSING III. APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF REGENA HOMES LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E RANCH ESTATES DISTRICT PROPOSED TO R-2 TWO-FAMILY CONSISTING OF 23 DUPLEXES AND A SINGLE FAMILY DWELLING. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF REGENA AVENUE AND GOLDFIELD STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-27-504-001.**

It was requested by the applicant to continue T-1245 to March 22, 2006.

ACTION: CONTINUED TO MARCH 22, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

7. **WAV-01-06 (24482) CENTENNIAL CROSSING III. AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF REGENA HOMES LLC, PROPERTY OWNER, FOR APPROVAL OF A WAIVER FROM TITLE 16 IN AN R-E RANCH ESTATES DISTRICT (PROPOSED TO R-2 TWO-FAMILY RESIDENTIAL DISTRICT) TO ALLOW A 4-FOOT SEPARATION BETWEEN THE DRIVEWAYS WHERE 14 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF GOLDFIELD STREET AND REGENA AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 124-27-504-001.**

It was requested by the applicant to continue WAV-01-05 to March 22, 2006.

ACTION: CONTINUED TO MARCH 22, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

8. **UN-17-06 (24484) CENTENNIAL CROSSING III (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF REGENA HOMES, LLC, PROPERTY OWNER, FOR A USE PERMIT IN AN R-2 TWO-FAMILY RESIDENTIAL DISTRICT TO ALLOW A SINGLE FAMILY DWELLING. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF REGENA AVENUE AND GOLDFIELD STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-27-504-001.**

It was requested by the applicant to withdraw UN-17-06 without prejudice.

Item No. 12 was heard next.

9. **UN-14-06 (24458) SUSHI WOW (PUBLIC HEARING). AN APPLICATION SUBMITTED BY AMY YU ON BEHALF OF SIMMONS MP, LLC, ET AL, PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW THE "ON SALE" OF ALCOHOLIC BEVERAGES (BEER AND WINE) IN CONJUNCTION WITH A RESTAURANT. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF ANN ROAD AND SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-32-113-002.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending that UN-14-06 be continued to April 12, 2006 to allow the applicant time to submit a floor plan that demonstrated a minimum seating capacity of 45 people and a survey prepared by a Nevada-licensed surveyor indicating that no school, church, City-owned park or commercial child care facility licensed for more than twelve children were within 400 feet of the primary customer entrance. He also understood the applicant talked to a member of Staff and would indicate they were in agreement to a 30 day continuance.

Amy Yu, Sushi Wow, 5585 Simmons Street, North Las Vegas, NV 89031 stated she was not aware she needed 45 seats and agreed to continue for 30 days to the April 12, 2006 Planning Commission Meeting.

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

Chairman Aston stated the Public Hearing would remain open.

Commissioner Dean Leavitt asked Jo Preston of the Police Department, since the use was in an existing building, if there was a benefit to having a Crime Prevention through Environmental Design (CPTED) evaluation. Ms. Preston responded it could be done. Mr. Leavitt explained to the applicant that the Police Department would evaluate their plan to make sure it was safe. Ms. Yu was agreeable to the CPTED evaluation.

ACTION: CONTINUED TO APRIL 12, 2006 WITH A REQUEST THAT THE APPLICANT GET A CPTED EVALUATION BY THE POLICE DEPARTMENT

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

10. UN-18-06 (24486) RAINBOW BRIGHT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LYDIA CARTER ON BEHALF OF VEGAS VIEW CHURCH OF GOD IN CHRIST, PROPERTY OWNER, FOR A USE PERMIT IN AN R-A/FA REDEVELOPMENT AREA / FOCUS AREA SUBDISTRICT TO ALLOW A CHILD CARE CENTER. THE PROPERTY IS LOCATED AT 1906 GLIDER STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-23-310-030.

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of UN-18-06 subject to the following conditions with the deletion of condition No. 6:

1. That, unless expressly authorized through a variance, waiver or another approved method, the use shall comply with all applicable codes and ordinances.
2. That UN-18-06 is site-specific and non-transferrable.
3. The size of the facility shall not exceed 881 square feet, which does not include any outdoor play yard area.
4. That the number of children at the facility shall not exceed 24.
5. That a minimum four (4) off-street parking spaces be solely dedicated for the use of the child care facility.
6. That the facility shall be operated independently of the existing church and shall not be affiliated with the church.
7. That, if an outdoor play area is proposed as part of this application, the site plan shall be revised accordingly to show the play area.

Lydia and Derrick Carter, 906 Mandolin Way, North Las Vegas, NV 89032 appeared before the Commission.

Chairman Jay Aston asked the applicant if they were in agreement with Staff's recommendations. Mr. Carter stated they were in agreement. He stated there was a playground in the back yard of the church that was approved by the Health Department that was not part of the site plan.

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

Peter DeMangus, 1821 Las Vegas Boulevard North, North Las Vegas, NV 89030

appeared on behalf of Jerry's Nugget who was located on the property behind the church site. He stated they were opposed to the use permit for the child care facility because there was a substantial amount of traffic coming from Las Vegas Boulevard, Fifth Street, Oxford and Glider. With the increased traffic, they are concerned, with children being there, when someone leaves their property or coming on to their property, they could injure a child. They were also concerned about the parking situation, as four parking spaces was not adequate for the number of children that would be there. He was also concerned about the number of vagrants in the area and was concerned about children being in close proximity to those types of people. He also questioned the playground equipment as it was old and rusted.

Chairman Aston closed the Public Hearing.

Mr. Carter stated the playground was approved by the Health Department. The playground was completely redone and the children would be on a gated playground with a block wall, chain link fence, with locked gates and would be supervised at all times. Mr. Carter also stated there was adequate parking on the property where the church was. Mrs. Carter stated their capacity was 15 children.

Commissioner Dean Leavitt asked Jo Preston of the Police Department if a Crime Prevention through Environmental Design (CPTED) Analysis had been done on this project. Ms. Preston responded it had not. Commissioner Leavitt asked that a condition be added requiring a CPTED Analysis be performed for this use permit.

Vice-Chairman Jo Cato asked Staff if the child care facility and church had separate entrances. Mr. Carter responded that was correct. Vice-Chairman Cato asked the location of the access to the playground. Mr. Carter responded the access to the playground was on their side of the building. Vice-Chairman Cato asked the applicants if they were aware they must provide a revised site plan showing the playground.

Mr. Jordan was concerned if there was a CPTED Analysis performed, the Commission would want to see the results before the use permit was actually considered. It might require certain security measures to be put in place and could cause additional conditions to be placed on the use permit. Mr. Jordan suggested the item be continued until the CPTED Analysis was performed. He also stated Condition No. 4 should be amended to reflect the maximum number of children at the facility to be 15 instead of 24.

Commissioner Leavitt asked Ms. Preston if a two week continuance would allow enough time to perform the CPTED Analysis. Ms. Preston responded it could be done in that length of time.

Mr. Carter asked what a CPTED Analysis was. Commissioner Leavitt explained the Police Department would look at the facility regarding the safety of the building, the children and occupants. Ms. Preston stated it stood for Crime Prevention Through Environmental Design. Mr. Carter stated they did not want to continue because it has been a long process and the day care facility was very safe. It was totally self contained, at their church and even with Jerry's Nugget behind them, there was lighting and the area of town needs to be redeveloped and they were adding to the community. Ms. Carter stated the facility was on a residential street with homes and there was a public school down the street.

Commissioner Leavitt stated the students who attend Washington Opportunity School were on their last leg within the Clark County School District, so they are were not model students and he would like a two week continuance.

Nick Vaskov, Deputy City Attorney explained day care centers were regulated by the State so some of the concerns may be better addressed by those agencies or have been already. The board had the discretion to require a condition that would look at safety, but he wanted to make it clear day care centers were regulated by the State.

Mr. Carter stated they had approval by the Health Department, Child Care Licensing and the Fire Department. They walked the property, looked at all entries and exits to the building and they had complied with all requirements of those agencies.

Mr. Jordan stated he had some recommended amendments and an additional condition.

Commissioner Dilip Trivedi asked if it was the desire of the Commission to proceed, if it could be handled administratively.

Mr. Jordan responded the conditions could be added and everything could be handled administratively. He stated if it was the Commission's desire to approve the application, since the applicant stated they could only have 15 children, then Condition No. 4 should be amended to read: "*That the number of children at the facility shall not exceed 15,*" Condition No. 6 is deleted and the addition of Condition No. 8 to read: "*Prior to obtaining a business license, the applicant must receive a CPTED Analysis from the North Las Vegas Police Department and comply with all recommendations of the CPTED Analysis.*"

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 6, CONDITION NO. 4 AMENDED AND THE ADDITION OF CONDITION NO. 7 TO READ AS FOLLOWS:

4. THAT THE NUMBER OF CHILDREN AT THE FACILITY SHALL NOT EXCEED 15.

7. PRIOR TO OBTAINING A BUSINESS LICENSE, THE APPLICANT MUST RECEIVE A CPTED ANALYSIS FROM THE NORTH LAS VEGAS POLICE DEPARTMENT AND COMPLY WITH ALL RECOMMENDATIONS OF THE CPTED ANALYSIS.

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

11. **ZOA-06-06 (24487) SETBACKS LOT AREA AND DIMENSION FOR SFD (PUBLIC HEARING). AN ORDINANCE AMENDMENT INITIATED BY THE CITY OF NORTH LAS VEGAS, TO AMEND TITLE 17 (ZONING ORDINANCE), SECTION 17.20.060, SECTION 17.20.070 AND 17.20.210(C) TO CREATE SETBACK REQUIREMENTS, MINIMUM LOT AREA, AND MINIMUM LOT DIMENSIONS FOR SINGLE-FAMILY DWELLINGS IN THE R-2 TWO-FAMILY RESIDENTIAL DISTRICT, THE R-A/R-2 REDEVELOPMENT AREA TWO-FAMILY RESIDENTIAL SUBDISTRICT, AND THE R-3 MULTI-FAMILY RESIDENTIAL DISTRICT; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.**

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

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, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

Item No. 13 was heard next.

12. **T-1243 (24456) CENTENNIAL ESTATES. AN APPLICATION SUBMITTED BY STANDARD PACIFIC HOMES ON BEHALF OF STANDARD PACIFIC LAS VEGAS INC., PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT AND A C-1, NEIGHBORHOOD COMMERCIAL (PROPOSED PROPERTY RECLASSIFICATION TO THE R-2, TWO-FAMILY RESIDENTIAL DISTRICT) CONSISTING OF TRIPLEXES (189 UNITS). THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND DONNA STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-23-401-002.**

It was requested by the applicant to continue T-1243 to April 12, 2006.

ACTION: CONTINUED TO APRIL 12, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

Item No. 15 was heard next.

13. **FDP-02-06 (24469) COMMERCIAL LOFTS. AN APPLICATION SUBMITTED BY EAST BAY CONSTRUCTION INC. ON BEHALF OF RON REISSE TRUST, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN AN M-2 GENERAL INDUSTRIAL DISTRICT, (PROPOSED TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT) CONSISTING OF OFFICES, WAREHOUSES AND RESIDENTIAL WITHIN ONE UNIT. THE PROPERTY IS LOCATED ON THE SOUTHWEST CORNER OF CLAYTON STREET AND COLTON AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-08-803-006.**

The application was presented by Terence Capers, Planner on behalf of Staff who indicated Staff was recommending approval of FDP-02-06 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. That the development of this site be in compliance with all conditions of Ordinance Number 2237 (ZN-97-05); and.
3. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
4. The following minimum amenities shall be required as part of the usable open space:
 - 2 tread climber machines
 - 3 treadmills
 - 2 elliptical machines
 - 3 exercise bicycles
 - 2 water fountains
 - full length mirrors on lower floor wall
 - vending machine sized play
 - racked weights
 - 3 adjustable racked weights
 - Bow Flex Ultimate 2 home Gym
 - full length mirrors on upper floor wall
 - water fountain
 - Dog Stations at any grassy areas that could be accessible to dogs.
 - Benches and picnic sites to be added to the buffer area on the west side of the property.

5. Building permits are required for all open space structures except as exempted by the North Las Vegas Municipal Code Section 15.72.140 (B) & (C).
6. The submitted landscape plan shall be considered conceptual. Landscape and irrigation plans shall be submitted for review and approval through the Building and Safety Division prior to recordation of any final map for the subject development.
7. The final Development Plan must comply with the Clark County Department of Aviation before the issuance of any building permit for construction.

Scott Baker, 7225 South Bermuda Road, Las Vegas, NV 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, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

14. **SPR-08-06 (24466) AMERICAN STONE BUILDING. AN APPLICATION SUBMITTED BY AMERICAN STONE SALES INC. ON BEHALF OF STONE MOUNTAIN MANAGEMENT LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2 GENERAL INDUSTRIAL DISTRICT FOR A DEVELOPMENT OF APPROXIMATELY 5.86 ACRES WITH APPROXIMATELY 65,382 SQUARE FEET OF OUTSIDE STORAGE AND 111 PARKING SPACES. THE PROPERTY IS LOCATED APPROXIMATELY 680 FEET NORTH OF GOWAN ROAD AND WEST OF CIVIC CENTER DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 139-12-201-012.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of SPR-08-06 subject to the following conditions:

1. That, unless expressly authorized through the variance, waiver or another method, this development shall comply with all applicable codes and ordinances.
2. The development of this site shall be in compliance with the Industrial Development Standards and Design Guidelines.
3. The development of this site shall comply with all previously approved conditions of UN-06-06.
4. The minimum number of parking stalls required for this development shall be 111.
5. All signage for the proposed facility shall comply with the requirements set forth in Sections 17.20.140 (M-2, General Industrial District), 17.24.110 (Signs) and 17.24.205 (Industrial Development Standards) of the Zoning Ordinance.
6. The development of the subject site shall generally conform to the submitted site plan, unless otherwise approved herein.

Dan Thomas, American Stone, 3616 Spring Mountain Road, Las Vegas, NV stated he had spoken to Bob Hoyes, who indicated he would include an amendment to Condition No. 5. The amendment would allow an on-site sign of 250 square feet, which was more than the current requirements.

Robert Eastman, Principal Planner stated the applicant was proposing to remove one of the billboard signs and make it an on-premise sign, which would still be in compliance with the sign codes as it was currently written with the modifications discussed with Staff, which included removing the billboard sign and preparing and modifying the current pole for the

billboard sign and turning it into a pylon for the on-premise sign and then the on-premise sign would be 250 square feet, which was the maximum allowed for his site. The sign would still be in compliance with Title 17 requirements, so Condition No. 5 did not need to be amended.

Mr. Thomas stated they accepted that but would like a variance. He stated the current structure had two poles set 25 feet apart, so the 250 square feet, which had been allotted would require them to have a pylon that was 25 feet long and a sign on top of it, which was only 17 feet long. So, to allow the sign to be more aesthetically pleasing and consistent with the base, he requested to be allowed to have a width of 25 feet, which was equal to the width of the pylon base and retain the height of 14 feet.

Marc Jordan, Planning Manager stated the application was for a site plan review for the storage yard. The signage was not being discussed at this time. There were provisions in the ordinance, if the applicant wanted to deviate from the code; but, it was a separate process. If there was a deviation from the sign code, there was a different process the applicant would have to follow; therefore, Staff was not recommending any changes to that condition.

Mr. Thomas stated the requested changes would not be a detriment to the public as the area was not residential and felt the increase in the allotted square footage would meet the intent of the code by allowing the applicant a commercially communicating sign.

Chairman Jay Aston stated Staff indicated this was not a variance application from the sign ordinance, but a site plan review with conditions that coincide with the zoning ordinance. An application for a variance to the sign code would need to be submitted for that to be considered. Mr. Eastman stated a variance would require a public notice and hearing. The applicant had applies for a site plan review, which did not require the same notification parameters.

Mr. Thomas stated he concurred with Staff recommended conditions.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

Item No. 16 was heard next.

15. **T-1242 (24461) RANCHO MIRAGE UNIT 3. AN APPLICATION SUBMITTED BY CORNERSTONE PRINCIPLES INC., PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 49 UNITS OF SINGLE FAMILY DWELLINGS. THE PROPERTY IS LOCATED NORTH OF ANN ROAD AND APPROXIMATELY 1130 FEET WEST OF COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-27-401-011, 124-27-401-012, 124-27-401-013, 124-27-410-051, 124-27-410-052, 124-27-410-054, 124-27-410-055, 124-27-410-056, 124-27-410-058, 124-27-410-087 AND 124-27-410-088.**

It was requested by the applicant to continue T-1242 to March 22, 2006.

ACTION: CONTINUED TO MARCH 22, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

Item No. 18 was heard next.

16. T-1244 (24476) CITY CENTER PAVILION. AN APPLICATION SUBMITTED BY EN ENGINEERING INC. ON BEHALF OF LVB SITE #1 LLC AND LVB SITE #2 LLC, PROPERTY OWNERS, FOR APPROVAL OF A TENTATIVE MAP IN AN RA/CR REDEVELOPMENT AREA/COMMERCIAL RETAIL SUBDISTRICT CONSISTING OF A TWO LOT COMMERCIAL RETAIL SITE. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CAREY AVENUE AND HAMILTON STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-23-101-005 AND 139-23-101-006.

The application was presented by Terence Capers, Planner on behalf of Staff who indicated Staff was recommending approval of T-1244 subject to the following conditions with the deletion of Condition Nos. 2 and 3 and Condition No. 18 amended to read: "All site improvements must be completed prior to final inspection of the first building unless otherwise authorized by the Director of Public Works:"

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. That a major site plan review be considered and approved by the Planning Commission prior to recordation of any map pertaining to any of the subject parcel(s).
3. That the subject site, uses, structures and/or facilities be in compliance with the North Las Vegas Municipal Code, including but not limited to the Commercial Development Standards and Design Guidelines.
4. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans.
8. 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.

9. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Carey Avenue and Las Vegas Boulevard.
10. 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.
11. The property owner is required to grant a roadway easement for commercial driveway(s).
12. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
13. A revocable encroachment permit for landscaping within the public right of way is required.
14. All 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.
15. The final map shall be labeled a one lot commercial subdivision.
16. 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.
17. The property owner is required to sign a restrictive covenant for utilities.
18. All off-site improvements must be completed prior to final inspection of the first building.

Michael Bradshaw, 3753 Howard Hughes Parkway, Las Vegas, NV 89109 appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NOS. 2 AND 3 AND CONDITION NO. 18 AMENDED TO READ:

18. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING, UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR OF PUBLIC WORKS.

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

Item No. 23 was heard next.

OLD BUSINESS

17. **T-1236 (24036)CAMINO AL NORTE OFFICES. AN APPLICATION SUBMITTED BY LOCHSA ENGINEERING ON BEHALF OF CAMINO AL NORTE INVESTORS LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A C-P PROFESSIONAL OFFICE DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CAMINO AL NORTE AND WASHBURN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-33-601-011. (CONTINUED JANUARY 25, 2006)**

The application was presented by Staff who indicated Staff was recommending approval of T-1236 subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. That T-1136 shall become null and void if UN-16-06 is not approved by the Planning Commission.
3. Approval of T-1236 shall not be considered or implied as an approved site plan.
4. The development of this site shall be in compliance with the Commercial Development Standards and Design Guidelines:
5. Maximum square footage of office buildings not to exceed the following:
 - a. 4,100 square feet for buildings A, B, C, D, E, F, G, H, J, K, L.
 - b. 8,600 square feet for building N.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans
7. 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.
8. 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.
9. As a result of any existing faults on the property, the developer shall provide a letter of indemnification to the City of North Las Vegas for all structures to be located on the subject parcels.

10. Approval of a traffic study is required prior to submittal of the civil improvement plans.
11. 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.
12. If not already existing, the civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Camino Al Norte and Washburn Road.
13. 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.
14. The property owner is required to grant a roadway easement for commercial driveway(s).
15. 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.
16. A revocable encroachment permit for landscaping within the public right of way is required.
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. Any required off-site improvements must be completed prior to final inspection of the first building.

George Rogers, Architect, 4625 South Polaris Avenue #216, Las Vegas, NV 89103 appeared on behalf of the applicant stating his comments for Item No. 1 also applied to this application. His comments were carried forward as follows:

George Rogers, Architect, 4625 South Polaris Avenue #216, Las Vegas, NV 89103 appeared on behalf of the applicant along with Victor Knight from his office. Mr. Rogers stated the description read by Mr. Capers was based on the old site plan. The revised site plan was the same but they had considered a few items regarding the landscape buffers Staff was concerned about. Mr. Rogers stated they

had added landscaping in addition to what was required by the ordinance. There was a large amount of landscaping between and around the buildings. The landscaping along the buffers would be increased from 24" box trees at 20' on center to 24" box trees at 15' on center but it was important to note that no building encroaches into the 20' set-back adjacent to any residential area. There would be no reduction in landscaping along any area adjacent to residential. The landscape material would all be provided and there would not be any uses aside from the isle way and parking. In one area the landscaping was reduced to 15' in order to get the parking to fit. The north property boundary was four feet lower than the residential area to the north. It was 80 to 90 feet from the existing residential to the nearest building. The only other waiver requested was a waiver of the base foundation landscaping along the fronts of the buildings. The sidewalks internal to the site and the landscaping would not fit, given the buffers provided at the street greater than 20 feet and more than that if the off-site landscaping was included. He felt they made up for the foundation landscaping between the buildings and in all other areas. The buffer would otherwise be six feet and they were providing no less than four feet.

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

Chairman Aston closed the Public Hearing.

Commissioner Dean Leavitt felt the residents were being sold short and felt once the project was built out, there would be a significant impact to the residents in the area. He had concerns with the existing project as proposed. Mr. Rogers responded he understood but did not feel he was selling the residents short. There was an opportunity to correct that on the north side of the property and provide the 20' landscape buffer as required by the ordinance with trees at 20' on center and then shuffle everything down a little. In the other three areas, however, the buffer was not affecting the quality of the area between the residents and there was no use that was active in those areas. He stated they could provide all requested landscaping but would need to take out approximately 13 parking spaces. Commissioner Leavitt requested the 20' landscaping be provided on the north and he would be willing to compromise if the other landscaping was intensified and add some landscape diamonds on the longer piece.

Chairman Aston asked Staff if this would be submitted under a site plan review or tentative map. Mr. Capers responded it would be finalized through the building permit process. Marc Jordan, Planning Manager stated the reason the Commission would not see it through a site plan review was because it was less than 80,000 combined square feet. So, the site plan would be reviewed through the use permit and the accompanying tentative map. Chairman Aston asked if the conditions of the site plan should be addressed with the use permit. Mr. Jordan responded in regards to the landscaping and the waivers, and since the trees, every 15' feet on center,

was a deviation from the requirements, if given the waiver and the landscape diamonds indicated by Commissioner Leavitt, it was appropriate to review them with the use permit.

Chairman Aston asked the applicant if he had more comments. Mr. Rogers stated he agreed to the compromise and felt all other ordinance requirements had been met. Chairman Aston asked the applicant if he had reviewed the recommended conditions. Mr. Rogers responded he had reviewed the conditions, but some were no longer appropriate.

Mr. Jordan stated if it was the Commission's desire to approve the waivers, there were some conditions that needed to be amended.

Robert Eastman, Principal Planner stated Condition No. 4.a would be amended to read: "20 foot landscape buffer must be planted adjacent to abutting residential property with the exception that a 20' landscape buffer is allowed for proposed parking areas with trees planted 15' on center and landscape diamonds located every three parking spaces." Conditions No. 4.b would be amended to read: "Sidewalks shall be located at least 4 feet away from the facade of the building to provide foundation landscaping." Condition No. 4.e would be added to read: "The 4 foot foundation landscape area shall be in compliance with the geotechnical soils report, while maintaining the 60 per cent coverage with shrubs and ground cover."

Mr. Rogers stated he would agreed to all conditions, including the amendments as read into the record.

Chairman Jay Aston asked Staff if there were amendments to any of the conditions on the Tentative Map. Marc Jordan, Planning Manager responded Condition No. 4 should be amended to read: *"This tentative map shall comply with the conditions of approval for UN-16-06."*

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH
CONDITION NO. 4 AMENDED TO READ:

4. THIS TENTATIVE MAP SHALL COMPLY WITH THE CONDITIONS
OF APPROVAL FOR UN-16-06.

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

Item No. 4 was heard next.

18. **AMP-68-05 (23434) CENTENNIAL & VALLEY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY AVANTE HOMES ON BEHALF OF HHINV, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LOW DENSITY RESIDENTIAL TO VERY HIGH DENSITY RESIDENTIAL. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF VALLEY DRIVE AND CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-30-510-004. (CONTINUED DECEMBER 14, 2005, JANUARY 11 AND FEBRUARY 8, 2006)**

It was requested by the applicant to withdraw AMP-68-05 without prejudice.

19. **ZN-94-05 (23437) CENTENNIAL & VALLEY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY AVANTE HOMES ON BEHALF OF HHINV, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A C-2 GENERAL COMMERCIAL DISTRICT TO AN R-4 HIGH DENSITY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF VALLEY DRIVE AND CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-30-510-004. (CONTINUED DECEMBER 14, 2005, JANUARY 11 AND FEBRUARY 8, 2006)**

It was requested by the applicant to withdraw ZN-94-05 without prejudice.

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 AND FEBRUARY 22, 2006)**

It was requested by the applicant to continue T-1227 to March 22, 2006.

The applicant was requested to show good cause.

Ann McLaughlin of Alpha Engineering, 3321 North Buffalo Drive #200, Las Vegas, NV 89129 appeared on behalf of the applicant stating the extra time was needed to comply with the location of the trash receptacle.

ACTION: CONTINUED TO MARCH 22, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

21. **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, JANUARY 11, 2006 AND FEBRUARY 22, 2006)**

It was requested by the applicant to continue AMP-73-05 indefinitely.

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

George Garcia of G.C. Garcia, Inc., 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014 appeared on behalf of the applicant stating the documentation needed for the bridge over the channel was more extensive than anticipated, so more time was necessary to complete the studies and satisfy Staff.

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

- **Harvey Ferber, 1504 Lazy Hill Ranch, North Las Vegas, NV 89081** stated he wanted some assurance the neighborhood would be notified when the item came back before the Commission.

Chairman Aston asked Staff if, on an indefinite continuance, the item would be renoticed. Marc Jordan, Planning Manager responded it would be renoticed, a new sign posted on the property, and also be published in the newspaper.

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED INDEFINITELY

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

- 22. 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, 2006 AND FEBRUARY 22, 2006)**

It was requested by the applicant to continue ZN-98-05 indefinitely.

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

George Garcia of G.C. Garcia, Inc., 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014 appeared on behalf of the applicant stating the documentation needed for the bridge over the channel was more extensive than anticipated, so more time was necessary to complete the studies and satisfy Staff.

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

- **Harvey Ferber, 1504 Lazy Hill Ranch, North Las Vegas, NV 89081** stated he wanted some assurance the neighborhood would be notified when the item came back before the Commission.

Chairman Aston asked Staff if, on an indefinite continuance, the item would be renoticed. Marc Jordan, Planning Manager responded it would be renoticed, a new sign posted on the property, and also be published in the newspaper.

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED INDEFINITELY

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

Item No. 28 was heard next.

23. 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, 2006 AND FEBRUARY 22, 2006)

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of FDP-01-06 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.
2. That the final development plan shall comply with all conditions of approval of ZN-06-04, T-1201, T-1080; the Planned Unit Development zoning requirements; and the single-family design standards.
3. As a minimum the following amenities shall be provided within the open space areas, subject to review and approval by the Parks and Recreation Department:
 - a. Circuitous lighted paths
 - b. A minimum of 20 24-inch box trees per acre
 - c. Two separate sites with 2 differing age appropriate IPEMA approved play structures for children at each site (ref: ASTM Playground Equipment for Public Use, sec. 6.2-6.3) with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada at each site.
 - d. At least one large grassy open space area for group / organized play, w/drinking fountain
 - e. Three 16' shade shelters with adjacent lighting (Note that these are in addition to the shade shelters for the playground units)
 - f. 7 Picnic tables and barbecue grills (including playground shelters)
 - g. Benches spaced along park pathways
 - h. Basketball court
 - i. Exercise stations along trail
 - j. Dog stations
 - k. Details of amenities to be provided
4. The developer will provide details to ensure stability of the open space and drainage facility along the east property line subject to review and approval by the Public Works, Parks and Recreation and Planning and Zoning Departments.

5. Permits are required for all structures except as exempted by the CNLV Municipal Code, Building Administrative Code Section 15.72.140 B. & C.
6. Construction of the Developed Open Space is to be started no later than the issuance of the 80th building permit, and completed upon the issuance of the 160th building permit.

Brent Wilson of Orion Engineering, 7391 Prairie Falcon Road #150, Las Vegas, NV 89127 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, Trivedi,
and Carvalho

NAYS: None

ABSTAIN: None

24. 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. (CONTINUED FEBRUARY 22, 2006)

The application was presented by Terence Capers, Planner on behalf of Staff who indicated Staff was recommending UN-13-06 be denied as the proposed use was not consistent with the requirements set forth in the City of North Las Vegas Municipal Code.

John Wright, 3763 Howard Hughes Parkway, Las Vegas, NV appeared on behalf of the applicant stating they were applying for a use permit to place a communication tower on the property. He stated the proposed site was the only location they have had been able to find where the property owner was willing to negotiate with them.

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

Marc Jordan, Planning Manager stated the item should be continued for 30 days. In reviewing the application, the applicant indicated they were 100 feet and 115 feet from two residential districts and the zoning ordinance required them to maintain a separation of 3 to 1 for every foot of height and a 3 foot setback up to a maximum of 200 feet; therefore, with an 80 foot tower, they would need to maintain the 200 foot setback from residential districts which they did not comply with. When the application was originally submitted, the applicant did not ask for modification to that but submitted a revised letter of intent and requested a modification to the setback. The item was continued from the February 22, 2006 meeting. By the zoning ordinance, it must be called out as a special use as part of the request, so new notifications must be sent out to the surrounding property owners, which would take longer than two weeks. If the applicant wants the modifications as part of his request, the item must be continued a minimum of 30 days to the April 12, 2006 meeting to allow for the notification.

Mr. Wright stated he was not aware a separate process was required, and Cingular was expecting to be on air at the end of June, as their build plan ended in June. They had been forecasting and ordering supplies and towers to accommodate the build schedule. Mr. Jordan explained the original location of the site met the setbacks, but the new location did not.

Chairman Jay Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO APRIL 12, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

25. 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. (CONTINUED FEBRUARY 22, 2006)

The application was presented by Terence Capers, Planner on behalf of Staff who indicated Staff was recommending approval of SPR-07-06 subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances, the development shall comply with the Industrial Development Standards.
2. The development shall comply with the Industrial Development Standards, including but not limited to the following:
 - a. Six-foot wide landscaped islands within each parking row for every 15 parking spaces contained within the row and at the ends of each row.
 - b. Six-foot wide foundation landscaping and five-foot wide sidewalks on the north and south facades of the building where customer entrances are located.
 - c. An outdoor plaza area is required (minimum size is 250 square feet).
 - d. Rooftop and ground level mechanical and electrical service equipment should be screened from public view or from neighboring properties with materials architecturally compatible with the finishes and character of the principle structures within the development
3. Provide decorative screen walls between the property and the residential zone along Belmont Street to block the view of both loading docks.
4. Truck traffic shall be prohibited on Belmont Street and the developer is required to install {no truck} signs on Belmont Street.
5. All gutters and down spouts will be integrated into the design of the building.

6. Approval of a technical drainage study update is required prior to submittal of the civil improvement plans.
7. The applicant shall submit a traffic study update for review and approval.
8. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Alexander Road and Gowan Road.
9. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
10. A revocable encroachment permit for landscaping within the public right of way is required.
11. 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.
12. The property owner is required to grant a roadway easement for commercial driveway(s).
13. The applicant is required to file a Merger and Resubdivision Parcel Map to create the parcel as proposed. 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.
14. All recorded easements per PM 107-37 and PM 103-35 must be shown.
15. The property owner is required to sign a restrictive covenant for utilities.
16. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
17. All off-site improvements must be completed prior to final inspection of the first building.
18. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.

Stephanie Allen of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating she concurred with Staff recommendation except for Condition No. 2.c which she asked to be deleted as it required a pedestrian area within the industrial complex and that type of area was not required for Building 5 or for the previous site plan. Condition No. 2.d discussed the mechanical equipment on the roof of the complex and she clarified what was planned would be acceptable.

Commissioner Dean Leavitt asked Ms. Allen if she agreed to the condition of no truck traffic on Belmont Street. Ms. Allen responded she did agree with that condition.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 2.C

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

- 26. 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. (CONTINUED FEBRUARY 22, 2006)**

The application was presented by Terence Capers, Planner on behalf of Staff who indicated Staff was recommending approval of SPR-06-06 subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this site shall comply with all applicable codes and ordinances.
2. The development of this site shall be in compliance with the Commercial Development Standards and Design Guidelines, with the exception of the following:

That parking be allowed between the in-line building(s) and Craig Road and that the in-line building(s) not be required to be located at the minimum front setback line.
3. The development of this site shall be in compliance with the Commercial Development Standards and Design Guidelines, including but not limited to:
 - a. providing architectural elements to all facades of the buildings to be consistent with the elevations approved with UN-67-03, UN-68-03 and UN-69-03 - the conceptual elevation drawings of which are contained herein. Each facade of each building shall feature cement plaster (i.e., stucco) exterior with stone veneer wainscoting, flat roofs with a parapet and cornice element, decorative columns, colonnades along the fronts and sides where sidewalks are provided, and each building shall include at least one hipped roof element with concrete roof tiles;
 - b. providing a 6-foot (minimum) landscape island at each end of all rows of parking;
 - c. providing a minimum 20 feet of landscaping between all rights-of-way and any abutting parking stalls or drive aisles, with the exception of where a bus turn-out would be located;

- d. providing a 3-foot-high (as measured from the abutting on-site parking stall or drive aisle) berm or decorative wall to prevent headlights from shining onto adjacent streets and / or sidewalks;
- e. providing a minimum 450 square feet of pedestrian plaza area, which cannot be within, or in-lieu of, any required landscape areas. Said plaza area shall be located to the west of the Smart and Final store, but not more than 60 feet from the western wall of the store. The plaza area shall be separated from any parking spaces or drive aisles by a minimum 10 feet of landscaping;
- f. providing foundation landscaping, or a suitable alternative;
- g. providing meandering sidewalks along the perimeter streets that are separated by a minimum five feet of landscaping from the backs-of-curb, except at the intersections and bus stop(s), where the sidewalks are not required to be separated from the backs-of-curb;
- h. providing ADA-compliant pedestrian access routes from the perimeter sidewalks to the primary customer entrances of the "Major" tenants and the "Pad" developments. Pedestrian access routes cannot be in-lieu of required landscaping;
- l. bicycle parking facilities shall be provided within 100 feet of the primary customer entrance of the Smart and Final store, or major tenant. At least two parking spaces shall be identified on the plans and cannot be within required landscape areas and cannot impede pedestrian access;
- j. bicycle parking facilities shall be provided within 100 feet of each "Pad" site. At least two parking spaces per "Pad" shall be identified on the plans and cannot be within required landscape areas and cannot impede pedestrian access;
- k. bicycle parking facilities shall be provided for the remaining in-line stores to the west of the Smart and Final store. At least two parking spaces shall be identified on the plans and cannot be within required landscape areas and cannot impede pedestrian access;
- l. access to the roofs shall be from within the buildings. Exterior roof ladders are not permitted;

- m. exterior down spouts are not permitted;
 - n. providing a minimum 20 feet of landscaping along the southern property line;
4. All signage shall comply with the requirements set forth in the Zoning Ordinance and a Master Sign Program shall be submitted for review and approval by staff prior to application of any building permits.
 5. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
 6. Turning radii along the fire access lane shall be designed in accordance with the Fire Code.
 7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
 8. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
 9. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
 10. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
 11. Approval of a traffic study is required prior to submittal of the civil improvement plans.
 12. The 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.
 13. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Craig Road if not already existing.
 14. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.

15. The property owner is required to grant a roadway easement for commercial driveway(s).
16. 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.
17. The property owner is required to sign a restrictive covenant for utilities.
18. No trees, signs or permanent structures will be permitted within the drainage easement along Craig Road.

Stephanie Allen of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating the landscape waiver was necessary so they could meet the parking requirements. They were willing to install double the amount of trees along the south boundary, in the 10 foot of landscaping, or larger trees, should the Commission condition them to do so. She asked for approval with the deletion of Condition No. 3.n, which required a 20 foot landscape buffer.

Commissioner Dean Leavitt asked Staff if trees were normally 20 foot on center. Mr. Eastman responded he had amended language if it was the Commission's desire to grant the waiver request. With the language they would request that trees be planted 15 feet on center, which was more dense than the 20 feet, which would allow the trees to grow to maturity.

Commissioner Leavitt asked the applicant if they would be willing to add landscape diamonds in the landscape isles on the south side where the parking abuts the landscape buffer. Ms. Allen responded they were willing to add the landscape diamonds.

Robert Eastman, Principal Planner stated Condition No. 3.n would be deleted, Condition No. 2 would now be Condition No. 2.a and then Condition No. 2.b would be added to read: *"That a minimum 10 feet of landscaping be provided along the southern property line in lieu of the required 20 feet. In addition to other landscaping requirements, a minimum one 24" box tree shall be provided every 15 feet on center and the minimum ground coverage shall be increased from 60 per cent to 80 per cent. Additionally, one landscape diamond shall be provided for every three parking spaces."*

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 3.N DELETED, CONDITION NO. 2 CHANGED TO 2.A AND CONDITION NO. 2.B ADDED TO READ:

2.B. THAT A MINIMUM 10 FEET OF LANDSCAPING BE PROVIDED ALONG THE SOUTHERN PROPERTY LINE IN LIEU OF THE REQUIRED 20 FEET. IN ADDITION TO OTHER LANDSCAPING REQUIREMENTS, A MINIMUM ONE 24" BOX TREE SHALL BE PROVIDED EVERY 15 FEET ON CENTER AND THE MINIMUM GROUND COVERAGE SHALL BE INCREASED FROM 60 PER CENT TO 80 PER CENT. ADDITIONALLY, ONE LANDSCAPE DIAMOND SHALL BE PROVIDED FOR EVERY THREE PARKING SPACES

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

27. 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. (CONTINUED FEBRUARY 22, 2006)

The application was presented by Terence Capers, Planner on behalf of Staff who indicated Staff was recommending approval of SPR-03-06 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. That no site plan approval is granted, assumed or implied.
3. That development shall comply with Industrial Standards and Design Guidelines, including but not limited to the following;
 - a. Storage and loading zones shall be screened by buildings, decorative walls, and/or dense landscaping
 - b. Buildings adjacent residential boundary property must maintain a 30 foot setback.
 - c. A solid masonry wall and/or landscaping berm with the minimum of 6 feet above finish grade shall be provided at back of setback to screen any loading or storage area abutting a public street.
 - d. A six foot wide landscaping island shall be required within each parking row for every 15 parking spaces contained within the row, and at the end of each row.
 - e. Refuse collection areas shall be located away from the street front and screened from view from rights-of-way, sidewalks, and abutting properties through the use of landscaping and screening.
4. Truck traffic shall be prohibited on Evans Street and the developer is required to install {no truck} signs on Evans Street.
5. The development shall comply with the current parking requirements.
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 Clayton Street.
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. All recorded easements per Parcel Map 89-91 must be shown.
15. 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.
16. The property owner is required to sign a restrictive covenant for utilities.
17. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
18. All off-site improvements must be completed prior to final inspection of the first building.
19. Fire access lanes shall be located in accordance with Fire Code requirements.
20. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.

Stephanie Allen of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating they were willing to increase the berm height from four feet to six feet along Evans Avenue to give a better buffer to residences to the south or they could provide a wall it that was desired by the Commission. She also asked that Condition No. 4 be deleted. The applicant was asked to eliminate truck traffic on Evans Avenue due to the residential development to the south. Truck traffic was allowed on Evans with the development to the west, which was an extension of the current application. She asked that truck traffic be allowed on Evans. There were curb cuts throughout the entire site so truck traffic would not only be on Evans. There were curb cuts on Coleman Street, Brooks Avenue and Clayton Avenue. They were willing to remove the western curb cut on Evans Avenue to further reduce the entrances on Evans.

Chairman Jay Aston asked Staff there concern regarding truck traffic on Evans Avenue. Randy Cagle of Public Works stated he agreed with Ms. Allen's proposal to close the westerly drive aisle on Evan Avenue, then they would approve truck traffic on Evans.

James Frater of the Fire Department added if the westerly access on Evans Avenue were closed off, he wanted to be sure the Fire Department would be able to get access from Evans Avenue to Building No. 1 with a hose. There could not be obstructions, such as a wall. If there was a wall, they would need to provide a man gate.

Ms. Allen agreed to provide fire access.

Commissioner Leavitt was agreeable to the 6' berm proposed by Ms. Allen.

Robert Eastman, Principal Planner read the amendment to Condition No. 4 as follows:
"That only emergency access shall be provided at the western access point."

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH
CONDITION NO. 4 AMENDED TO READ:

4. THAT ONLY EMERGENCY ACCESS SHALL BE PROVIDED AT THE
WESTERN ACCESS POINT ALONG EVANS AVENUE.

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

- 28. NORTH FIFTH STREET TRANSIT-SUPPORTIVE CONCEPT PLAN. (PUBLIC HEARING). 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. (CONTINUED FEBRUARY 22, 2006)**

It was requested by Staff to continue the North Fifth Street Transit-Supportive Concept Plan to March 22, 2006 to allow for another neighborhood meeting, which will be held Tuesday, March 21, 2006 from 6:30 to 7:30 at Mojave High School in Room No. 404.

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

- **Dirk Ravenholt, 2013 Alta Drive, Las Vegas, NV 89106** was concerned with the Concept Plan. They think they support the plan but do not want to support the code changes that are recommended in the plan. If the plan was adopted, the method in which the rezoning of ten square miles was done, from an individual land use to a zone area. That type of change in code recommendation would probably require more notice to ten square miles of residents that have the homes or businesses in the vicinity. The notification would be ½ mile on each side of the transit corridor. He suggested if the plan was adopted, that the code recommendations, to a form based code recommendation rather than an individual land code based recommendation be set aside on the adoption of the plan so there could be further study.

Planning & Zoning Director Jory Stewart clarified that the North Fifth Street Transit Supportive Concept Plan was a land use plan and was concept only. There were no zone changes entertained as a part of the Plan adoption. She explained the City was going through a Master Plan update process and suggested Mr. Ravenholt contact the Planning & Zoning Department for more details on the Master Plan process and subsequent to the Master Plan process, bring the existing zoning into consistency with the Master Plan, which will be a very lengthy process over time, as property was developed and the plan was implemented through zoning.

- **Robert Combs, 555 E. El Campo Grande, North Las Vegas, NV 89031** stated he had been in North Las Vegas for 43 years and was proud of the progress North Las Vegas had made and did not want to stand in the way of progress as long as it showed intelligence and fore site.

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, Shull, Trivedi,
and Carvalho

NAYS: None

ABSTAIN: None

Item No. 1 was heard next.

PUBLIC FORUM

The following participants stated their disappointment with the developer and the developer's representative on how they handled AMP-68-05 and ZN-94-05, Centennial & Valley:

- Ed Wieger, 3717 Rock Dove Way, North Las Vegas, NV 89084
- Tina Carnes, 3731 Caribbean Blue Avenue, North Las Vegas, NV 89031
- Tim Duerson, 3719 Robin Knot, North Las Vegas, NV 89084
- Ken Kesterman, 6127 Sage Hill, North Las Vegas, NV 89031

DIRECTOR'S BUSINESS

Planning and Zoning Director Jory Stewart stated there would be a web cast sponsored by Public Works on Safe Routes to School on March 23, 2006 at 9:00 a.m. at the North Las Vegas Justice Center in Classroom #1.

Ms. Stewart also stated there would be two meetings with Clarion and Associates. One meeting would be with the Planning Commission on April 4, 2006 at 6:00 p.m. in the City Manager's Conference Room and the other would be a joint meeting with City Council and the Planning Commission on April 17, 2006 at 6:00 p.m. in the North Las Vegas Justice Center in Classroom #2.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 8:11 p.m.

APPROVED:

/s/ Jay Aston
Jay Aston, Chairman

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