

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

May 24, 2006

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

BRIEFING: 5:32 pm., Conference Room, North Las Vegas City Hall,
2200 Civic Center Drive

Planning & Zoning Director Jory Stewart reminded the Commission of the Workshop May 31, 2006 at 6:00 p.m. in the Aliante Library meeting room.

Ms. Stewart also reminded the Commission that the June 14, 2006 Planning Commission Briefing would start at 5:00 p.m. for the School District presentation.

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
Clete Kus, PW, Transportation Planner
James Frater, Fire Department
Jose Rodriguez, Police Department
Jo Ann Lawrence, Recording Secretary

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Commissioner Dilip Trivedi

WELCOME: Chairman Jay Aston

MINUTES

• **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING OF APRIL 26, 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

CONSENT AGENDA

A. **PW-105-06 (26046) INTERNATIONAL VILLAGE OFF-SITE SEWER: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY RYLAND HOMES NEVADA, LLC AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$220,686.64.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: Chairman Aston

B. PW-106-06 (26051) RUNVEE HOBART EAST, UNIT 3B: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY RICHMOND AMERICAN HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$2,643,149.41.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

C. PW-107-06 (26052) ALEXANDER & COLEMAN INFRASTRUCTURE: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$1,634,773.80.

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-108-06 (26053) SUPERIOR TIRE SERVICE CENTER: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY WESTERN INSURANCE COMPANY TO RELEASE THE PERFORMANCE BOND IN THE AMOUNT OF \$55,294.81.

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-109-06 (26054) ANN LOSEE VILLAGE 2: APPROVE THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY PARDEE HOMES OF NEVADA AND ACCEPT THE OFF-SITE IMPROVEMENT BOND IN THE AMOUNT OF \$739,251.24.

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-110-06 (26060) NVE ALIANTE PARKWAY & DEER SPRINGS WAY TRAFFIC SIGNAL SYSTEM: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY NORTH VALLEY ENTERPRISES, LLC AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$172,590.

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. 4 was heard next.

NEW BUSINESS

1. **AMP-34-06 (26045) NLV COMMUNITY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, TEXT AMENDMENT, TO ADD A NEW LAND USE DESIGNATION OF MASTER PLANNED COMMUNITY - MIXED USE, WITH A DENSITY OF UP TO 50 DWELLING UNITS PER ACRE.**

The application was presented by Jeremy Davis, Planner who stated this was an application for a text amendment to Subsection 4.16.d of the Comprehensive Plan to add a Master Planned Community Mixed Use Land Use Category. The purpose of the amendment was to add the category which would be consistent with the conceptual land use plan approved with the Development Agreement on May 3, 2006, between the City of North Las Vegas and November 2005, LLC and DHRI Inc. The category would have certain limitations, including, that it could only occur in a master planned community of 600 acres or more; the development must be consistent with the Development Agreement; the development would include a balanced mix of land uses, at least two different types; and that it be developed in an integrated pedestrian friendly manner. Staff was recommending approval of AMP-34-06.

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 she concurred with Staff recommendation.

Chairman Jay Aston opened the Public Hearing. The following participants filled out cards in opposition, but were unable to stay for the meeting:

Beverly Smith, 7757 Songster Street, North Las Vegas, NV 89084

Grant Smith, 7757 Songster Street, North Las Vegas, NV 89084

Chairman Aston closed the Public Hearing.

Ms. Lazovich explained the application allowed the applicant to add the category of Mixed Use to the Master Plan.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt
SECOND: Commissioner Carvalho

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

2. **AMP-26-06 (25699) NLV COMMUNITY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NOVEMBER 2005 LAND INVESTORS, LLC, AND DRHI, INC., PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF OPEN SPACE, LDR LOW DENSITY RESIDENTIAL, MDR MEDIUM DENSITY RESIDENTIAL, MHDR MEDIUM HIGH DENSITY RESIDENTIAL, OFFICE, COMMUNITY COMMERCIAL AND REGIONAL COMMERCIAL TO MLDR MEDIUM LOW DENSITY RESIDENTIAL (INCLUDES SINGLE-FAMILY LOTS WITH VIEW FENCES), MDR MEDIUM DENSITY RESIDENTIAL, MHDR MEDIUM HIGH DENSITY RESIDENTIAL, HDR HIGH DENSITY RESIDENTIAL, VHDR VERY HIGH DENSITY RESIDENTIAL, NEIGHBORHOOD COMMERCIAL, REGIONAL COMMERCIAL, PUBLIC / SEMI-PUBLIC (INCLUDES PUBLIC FACILITIES, SCHOOLS, PARKS, GRAND TETON TRAIL CORRIDOR AND TRAIL CORRIDOR), AND MIXED USE. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CLAYTON STREET AND GRAND TETON DRIVE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-14-000-001, 124-15-000-001, 124-16-101-001, 124-21-501-001 AND 124-23-501-001.**

Item Nos. 2 and 3 were presented together.

The application was presented by Jeremy Davis, Planner who stated AMP-26-06 was an application to amend the Comprehensive Plan Land Use Map from the conceptual land uses from Open Space, Low Density Residential, Medium Density Residential, Medium High Density Residential, Office, Community Commercial and Regional Commercial to Medium Low Density Residential, Medium Density Residential, Medium High Density Residential, High Density Residential, Very High Density Residential, Neighborhood Commercial, Regional Commercial, Mixed Use and Public/Semi-Public within the eastern 2,074 acre parcel of the 2,675 acre master planned community. The zone reclassification, ZN-37-06 was to reclassify from an O-L, Open Land to an MPC, Master Planned Community Overlay District. On May 3, 2006, the City Council approved a Development Agreement with the applicant for the 2,675 acre master planned community. The community is expected to have a maximum build-out of 15,750 dwelling units with the overall density reaching approximately 5.88 dwelling units per acre. The master planned community is divided into two sections. This application is for the eastern section. There is also a 601 acre section to the west of the Aliante Master Planned Community that will be handled with a separate application. With this Comprehensive Plan Amendment, the applicant is requesting approval for the proposed land use plan for the 2,074 acre eastern parcel. The applicant proposes to develop the master planned community in three major concept areas identified as The Shops, The Village, and The Neighborhood. There are approximately 2,224 acres of land to be developed after subtracting the roads and streetscape areas. Staff found the Comprehensive Plan Amendment was consistent with

the 7,500 acres designated in the Comprehensive Plan for future master planned communities, which includes the Aliante Master Planned Community. The Master Plan will include approximately seven percent of high density residential and very high density residential, approximately ten percent commercial and mixed use, 16 percent of public/semi-public and the remaining as lower density single-family detached residential and some multi-family residential. It should be noted the public/semi-public acreage includes a flood detention basin, public safety facilities, parks, trails and other public facilities. The regional commercial acreage includes all properties labeled regional commercial and regional commercial with resort overlay on the land use plan submitted by the applicant. The property labeled as regional commercial with resort overlay will be designated as regional commercial on the City's Land Use Plan Map following the Comprehensive Plan Amendment. Subsequent approval for a Gaming Overlay District for this parcel requires a separate application review process. The neighborhood development area will include single family detached and lower density multi-family residential and will include the land use categories of Medium-Low Density Residential, Medium Density Residential, and Medium-High Density Residential. Several types of development currently proposed for the neighborhood areas adjoining the conservation transfer area will be required to have a minimum lot size of 10,000 square feet and remaining single-family detached residential will have lot sizes ranging from 1,500 square feet to 4,000 square feet or more. Medium density residential is expected to develop with some of the smaller single-family detached lots. The Village development area includes multi-family and mixed use development, higher density single-family residential detached may also be allowed in the context of the mixed use development. The primary vision behind the development of the Village is for a compact high density development that is oriented to pedestrians. Buildings are intended to have little setback from interior and exterior streets to create a strong street edge. The Shops Development Area will include traditional neighborhood and regional commercial uses and will be somewhat consistent with the current commercial development standards in the City. The master planned community is set to include approximately 115 acres of parks land, several acres of trail heads that will serve as access points to the conservation transfer area and about nine miles of trails through the whole community. The streetscapes will include 25 feet of adjacent arterial streets with eight foot paths, approximately five school sites, one library, one police substation, and one fire station. Staff is recommending approval of AMP-26-06 and ZN-37-06.

Bob Gronauer of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant along with **Jennifer Lazovich of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109**. Mr. Gronauer stated in November 2005, the applicant was the successful bidder at the auction for the largest acreage auctioned in the City of North Las Vegas. Since that time, they had been working with Management Staff for the past six months to come up with the largest master planned community in the City as well as being the best master planned community. The City Council asked the developer to raise the bar from the previous master planned community,

which they feel they have done. He also mentioned the developers of the master planned community would be: D.R. Horton, Standard Pacific, Astoria Homes, American West Homes, and Olympia Development. The five companies mentioned have come together to bring the City its largest master planned community.

Ms. Lazovich went over the land use categories, explaining, in the medium density residential area there would be larger lots, with a minimum of 40 semi-custom and custom lots. Surrounding that, was the preserve area, which was an important component of the design of the east parcel. The preserve area was a Cooperative Agreement between the Bureau of Land Management (BLM), North Las Vegas and other Federal Agencies to maintain an open space area that would eventually have trails running through it to protect some of the endangered species and plants, which would tie into the need for some of the trail heads that were located on the edge of the preserve area. The idea of those locations was, there would be parking, restrooms, water fountains, and benches so you could either drive or walk to that area. There was medium density residential and medium high density residential and a couple of parcels that were high density. The high density was located near where the Binion Mall was proposed to be built. There were two parcels north of the beltway that had some very high density residential and in the commercial area, there were mixed use parcels. There was regional commercial and some neighborhood commercial. In terms of the amenities, overall, they were providing a total of six school sites, which included five elementary school sites and one middle school site. In working with the School District, they strategically put the elementary school sites in quadrants, so the children would not have to cross the beltway going north or south or cross a large street such as North 5th. South of the Beltway, there was an elementary school on the west side and also on the east side. The parks are located throughout the parcels. The sports complex would be the major regional park, which would have the bulk of the soccer fields, baseball fields, volleyball courts, basketball courts, and water spray park. They worked with the Parks and Recreation Department and developed a level of service analysis based on the estimated population of the master planned community and the types of amenities they should have and there would also be a dog park and some open areas and there would be trails connecting the parks. One of the parks in the preserve area would have a library, which would be built by the developers, for the City of North Las Vegas. They will also provide a fire station and a police area command center. The police area command center was thought to be more regional in nature, perhaps serving residents outside of the master planned community and the fire station would have two fire engines and a ladder truck. There would also be land provided to the United States Postal Service for a postal facility. Ms. Lazovich stated they tried to provide a wide variety of mixture in terms of density, land use categories and amenities so the community would be self-sustaining, but at the same time provide something that could be used by the whole City.

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

- **Cedra C. Reskovic, 7912 Lyrebird, North Las Vegas, NV 89084** stated she lived in Aliante and was concerned the developer would be raising the bar on their community and lowering it in Aliante due to the property which would affect the property owners in Aliante. She did not want to see high rises going in next to the golf course, there would be increased traffic and the view of Mt. Charleston would be lost. She also stated she would like to see the subsequent application presented by the applicant's representative to find out where her community fit into their plan and how they would be affected.
- **Owen Egge, 7813 Lily Trotter Street, North Las Vegas, NV 89084** stated he was speaking on AMP-27-06, which was Item No. 6.

It was pointed out he put the wrong information on the card and would wait until Item No. 6 was heard.

- **Kenneth Sele, 7945 Lily Trotter Street, North Las Vegas, NV 89084** stated he was a resident of Sun City Aliante and was concerned about the density of the proposed development and how 50,000 to 60,000 residents would impact the streets and the police department. He asked if the police resources would be there to handle and deal with the additional residents. He was also concerned the future decisions made by the Planning Commission would be fairly balanced to reflect the needs of the builders and also the residents.
- **Michael Moore, 1839 Pallid Swift Court, North Las Vegas, NV 89084** stated he had lived in Las Vegas since 1978 and North Las Vegas at that time was not a very desirable place to live, but has changed and now it was. He was not opposed to a master planned community, but was opposed to the densities. When he purchased his home two months ago, the property surrounding his was zoned low density and medium density residential. He looked at the future plans for North 5th Street and was agreeable to that and was opposed to very high density and medium high density residential and wanted the density kept in compliance with the surrounding area. There would be an increase in traffic, increased crime and a possible reduction in property values.
- **Bob Borgersen, 7617 Island Rail, North Las Vegas, NV 89084** stated as a member of the Visioning Committee for North Las Vegas, there were many hours put in, and it was never suggested that the density for the next master planned community be doubled and felt if the higher densities were approved, it would be a step down and asked the Commission to deny the higher density.

- **George E. Crowe, 612 S. Third Street, Las Vegas, NV** declined to make comment.
- **Mark Pallans, 7753 Lily Trotter Street, North Las Vegas, NV 89084** stated he was the Vice-President of the Board of Directors of Sun City Aliante and stated it was disturbing when the project started and the newspaper reports and staff reports referred to a density of 5.88 dwelling units per acre. The rules talk about calculating densities. Where any land use is excluded from right-of-ways, private non-residential uses, except parks, open spaces and recreation areas. The 5.88 density was based on gross 2600+ acres, 15,650 dwellings divided by the gross acreage comes out to 5.88. If you compute the actual densities for both the east and west portions, based upon municipal code, it comes out to approximately 11.4 units per acre on the west side and 11 units on the east side, which is very high and double what was shown in the Staff Report. He was concerned that the Carter & Burgess analysis used those same numbers because then the traffic became 100,000 trips per day. The developer stated lot sizes would range from 1500 square feet to 4,000 square feet. When he moved into Sun City Aliante, he was concerned he was moving down, as he left a home on ½ acre and moved into a home on a 4,000 square foot lot, which was the minimum lot size. The lots in Sun City Aliante range from 4,000 to 6,000 square feet and he was concerned about the densities being too high.

Chairman Aston closed the Public Hearing.

Mr. Gronauer stated views were not a protected legal right in the State of Nevada; anybody can build according to code. He stated the opposition should not have concerns regarding the building heights, because in the medium to medium high density that were being built, as pointed out by Staff, they were single-family homes. They may go up to two stories; typically in the Las Vegas Valley, you see two stories built to 35' or three stories that go up to 35', which were allowed. He explained the developer was required to do studies on the infrastructure and were required to put in road improvements in the master planned community, so there would be adequate traffic circulation. This was the first master plan developer that would build a police building and along with that building, they were told the police area command was to service up to 125,000 people. The developer was also building a fire station and had agreed to furnish a ladder truck which were used for high rise buildings or buildings higher than 35 to 40 feet such as casinos, which they do not have in the proposed master planned community. He assured the residents there would be adequate water and sewer. Mr. Gronauer explained the density was not twice the amount as was in the Aliante Community, but the amount of property was 38% more than what was in the Aliante master planned community. In 2001, when his firm represented the Aliante Community, those densities were what was approved at that time. This development was no different than Green Valley Ranch. Green Valley Ranch was similar to Aliante and within the past year another master planned development was approved with densities that were more or similar to the densities being proposed with this application. With the

proposed application, times had changed and densities and products had changed, developers were looking to be more creative to make more livable workable communities and that was why the densities were higher. Mr. Gronauer stated the preserve area, which was 300 acres, could be added to the overall density. If that acreage was used in the calculation, the density would be 5.4 units per acre. Mr. Gronauer explained there was a legal instrument that states density cannot exceed 15,750 dwelling units. If they choose to maximize any of the categories throughout the master planned community, they would only be able to develop about half of the land, so there would be approximately 1,000 acres of open space. This must be a first class community in order to sell homes.

Chairman Jay Aston asked Staff to explain the calculation used for the density. Jory Stewart, Planning & Zoning Director explained they could only go by gross density because they do not know, other than a range of product type or unit count within the separate categories as shown on the map. Chairman Aston asked if the count excluded the preservation area. Ms. Stewart responded it did exclude the Conservation Transfer Area, which was approximately 300 acres. Chairman Aston asked the overall density of Aliante. Robert Eastman, Principal Planner responded the gross density of Aliante, including the golf course and the raw density, was slightly less than 5 acres per unit. Chairman Aston asked Mr. Gronauer to explain the "no rentals" in the Development Agreement. Mr. Gronauer explained there was a concern with investors buying rental units and they were taking a proactive approach, which was anything that dealt with the medium-high, high density, and very high density types of developments or mixed uses where there were for-sale units, would be restricted for a period of 24 months, where they could not be leased. In the Development Agreement, they had agreed to have a separate document outside of the Development Agreement, with the City of North Las Vegas, to give them the authority to enforce that rule. In doing so, this was the first time that a city and developer had become proactive in that type of partnership to make sure there was not a community full of investors buying homes and leasing them. Chairman Aston was concerned the mixed use areas contained enough commercial for the community. Mr. Gronauer pointed out there was over 50 acres of mixed use and there was a Super Wal-mart planned, which was not part of the master planned community. There were approximately 49 acres where tenants and anchor tenants were being lined up. The 50 acre site was a regional commercial site. The developers were Olympia and they had developed those types of commercial regional power centers throughout the valley. They wanted to be sure they had flexibility in the mixed use areas and as they came throughout the development itself, there might be some changes to the land use plan as the market dictated. Chairman Aston stated he understood the concerns of the Aliante residents but felt higher densities should be along the I-215 Beltway.

Commissioner Dean Leavitt agreed with Chairman Aston and complimented Mr. Gronauer and the developer on the planning that had been done and was also pleased there was a

park attached to each school site. As reported by Staff, the gross density for Aliante was just under five units per acre and if the current development came in under six units per acre for the proposed development, with the additional cost of doing business today, he felt the developer had done a fine job.

Commissioner Angelo Carvalho stated when he first saw the plan for the proposed development, he was concerned about the quality of the project, so he went to Southern Highlands to look at that development and felt the project would be an asset to the City.

Commissioner Dilip Trivedi thought a master planned community of this size would have a larger employment base and was concerned there were no public swimming pools.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

3. **ZN-37-06 (25703) NLV COMMUNITY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NOVEMBER 2005 LAND INVESTORS, LLC, AND DRHI, INC., PROPERTY OWNERS, FOR RECLASSIFICATION OF PROPERTY FROM AN O-L OPEN LAND DISTRICT TO AN MPC MASTER PLANNED COMMUNITY DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CLAYTON STREET AND GRAND TETON DRIVE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-14-000-001, 124-15-000-001, 124-16-101-001, 124-21-501-001 AND 124-23-501-001.**

Chairman Jay Aston stated all presentations and comments from Item No. 2 were carried forward to ZN-37-06 as follows:

Item Nos. 2 and 3 were presented together.

The application was presented by Jeremy Davis, Planner who stated AMP-26-06 was an application to amend the Comprehensive Plan Land Use Map from the conceptual land uses from Open Space, Low Density Residential, Medium Density Residential, Medium High Density Residential, Office, Community Commercial and Regional Commercial to Medium Low Density Residential, Medium Density Residential, Medium High Density Residential, High Density Residential, Very High Density Residential, Neighborhood Commercial, Regional Commercial, Mixed Use and Public/Semi-Public within the eastern 2,074 acre parcel of the 2,675 acre master planned community. The zone reclassification, ZN-37-06 was to reclassify from an O-L, Open Land to an MPC, Master Planned Community Overlay District. On May 3, 2006, the City Council approved a Development Agreement with the applicant for the 2,675 acre master planned community. The community is expected to have a maximum build-out of 15,750 dwelling units with the overall density reaching approximately 5.88 dwelling units per acre. The master planned community is divided into two sections. This application is for the eastern section. There is also a 601 acre section to the west of the Aliante Master Planned Community that will be handled with a separate application. With this Comprehensive Plan Amendment, the applicant is requesting approval for the proposed land use plan for the 2,074 acre eastern parcel. The applicant proposes to develop the master planned community in three major concept areas identified as The Shops, The Village, and The Neighborhood. There are approximately 2,224 acres of land to be developed after subtracting the roads and streetscape areas. Staff found the Comprehensive Plan Amendment was consistent with the 7,500 acres designated in the Comprehensive Plan for future master planned communities, which includes the Aliante Master Planned Community. The Master Plan will include approximately seven percent of high density residential and very high density residential, approximately ten percent commercial and mixed use, 16 percent of public/semi-public and the remaining as lower density single-family detached residential and some multi-family residential. It should be noted the public/semi-public acreage

includes a flood detention basin, public safety facilities, parks, trails and other public facilities. The regional commercial acreage includes all properties labeled regional commercial and regional commercial with resort overlay on the land use plan submitted by the applicant. The property labeled as regional commercial with resort overlay will be designated as regional commercial on the City's Land Use Plan Map following the Comprehensive Plan Amendment. Subsequent approval for a Gaming Overlay District for this parcel requires a separate application review process. The neighborhood development area will include single family detached and lower density multi-family residential and will include the land use categories of Medium-Low Density Residential, Medium Density Residential, and Medium-High Density Residential. Several types of development currently proposed for the neighborhood areas adjoining the conservation transfer area will be required to have a minimum lot size of 10,000 square feet and remaining single-family detached residential will have lot sizes ranging from 1,500 square feet to 4,000 square feet or more. Medium density residential is expected to develop with some of the smaller single-family detached lots. The Village development area includes multi-family and mixed use development, higher density single-family residential detached may also be allowed in the context of the mixed use development. The primary vision behind the development of the Village is for a compact high density development that is oriented to pedestrians. Buildings are intended to have little setback from interior and exterior streets to create a strong street edge. The Shops Development Area will include traditional neighborhood and regional commercial uses and will be somewhat consistent with the current commercial development standards in the City. The master planned community is set to include approximately 115 acres of parks land, several acres of trail heads that will serve as access points to the conservation transfer area and about nine miles of trails through the whole community. The streetscapes will include 25 feet of adjacent arterial streets with eight foot paths, approximately five school sites, one library, one police substation, and one fire station. Staff is recommending approval of AMP-26-06 and ZN-37-06.

Bob Gronauer of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant along with **Jennifer Lazovich of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109**. Mr. Gronauer stated in November 2005, the applicant was the successful bidder at the auction for the largest acreage auctioned in the City of North Las Vegas. Since that time, they had been working with Management Staff for the past six months to come up with the largest master planned community in the City as well as being the best master planned community. The City Council asked the developer to raise the bar from the previous master planned community, which they feel they have done. He also mentioned the developers of the master planned community would be: D.R. Horton, Standard Pacific, Astoria Homes, American West Homes, and Olympia Development. The five companies mentioned have come together to bring the City its largest master planned community.

Ms. Lazovich went over the land use categories, explaining, in the medium density

residential area there would be larger lots, with a minimum of 40 semi-custom and custom lots. Surrounding that, was the preserve area, which was an important component of the design of the east parcel. The preserve area was a Cooperative Agreement between the Bureau of Land Management (BLM), North Las Vegas and other Federal Agencies to maintain an open space area that would eventually have trails running through it to protect some of the endangered species and plants, which would tie into the need for some of the trail heads that were located on the edge of the preserve area. The idea of those locations was, there would be parking, restrooms, water fountains, and benches so you could either drive or walk to that area. There was medium density residential and medium high density residential and a couple of parcels that were high density. The high density was located near where the Binion Mall was proposed to be built. There were two parcels north of the beltway that had some very high density residential and in the commercial area, there were mixed use parcels. There was regional commercial and some neighborhood commercial. In terms of the amenities, overall, they were providing a total of six school sites, which included five elementary school sites and one middle school site. In working with the School District, they strategically put the elementary school sites in quadrants, so the children would not have to cross the beltway going north or south or cross a large street such as North 5th. South of the Beltway, there was an elementary school on the west side and also on the east side. The parks are located throughout the parcels. The sports complex would be the major regional park, which would have the bulk of the soccer fields, baseball fields, volleyball courts, basketball courts, and water spray park. They worked with the Parks and Recreation Department and developed a level of service analysis based on the estimated population of the master planned community and the types of amenities they should have and there would also be a dog park and some open areas and there would be trails connecting the parks. One of the parks in the preserve area would have a library, which would be built by the developers, for the City of North Las Vegas. They will also provide a fire station and a police area command center. The police area command center was thought to be more regional in nature, perhaps serving residents outside of the master planned community and the fire station would have two fire engines and a ladder truck. There would also be land provided to the United States Postal Service for a postal facility. Ms. Lazovich stated they tried to provide a wide variety of mixture in terms of density, land use categories and amenities so the community would be self-sustaining, but at the same time provide something that could be used by the whole City.

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

- **Cedra C. Reskovic, 7912 Lyrebird, North Las Vegas, NV 89084** stated she lived in Aliante and was concerned the developer would be raising the bar on their community and lowering it in Aliante due to the property which would affect the property owners in Aliante. She did not want to see high rises going in next to the golf course, there would be increased traffic and the view of Mt. Charleston would be lost. She also stated she would like to see the subsequent application presented

by the applicant's representative to find out where her community fit into their plan and how they would be affected.

- **Owen Egge, 7813 Lily Trotter Street, North Las Vegas, NV 89084** stated he was speaking on AMP-27-06, which was Item No. 6.

It was pointed out he put the wrong information on the card and would wait until Item No. 6 was heard.

- **Kenneth Sele, 7945 Lily Trotter Street, North Las Vegas, NV 89084** stated he was a resident of Sun City Aliante and was concerned about the density of the proposed development and how 50,000 to 60,000 residents would impact the streets and the police department. He asked if the police resources would be there to handle and deal with the additional residents. He was also concerned the future decisions made by the Planning Commission would be fairly balanced to reflect the needs of the builders and also the residents.
- **Michael Moore, 1839 Pallid Swift Court, North Las Vegas, NV 89084** stated he had lived in Las Vegas since 1978 and North Las Vegas at that time was not a very desirable place to live, but has changed and now it was. He was not opposed to a master planned community, but was opposed to the densities. When he purchased his home two months ago, the property surrounding his, was zoned low density and medium density residential. He looked at the future plans for North 5th Street and was agreeable to that. He was opposed to very high density and medium high density residential and wanted the density kept in compliance with the surrounding area. There would be an increase in traffic, increased crime and a possible reduction in property values.
- **Bob Borgersen, 7617 Island Rail, North Las Vegas, NV 89084** stated as a member of the Visioning Committee for North Las Vegas, there were many hours put in, and it was never suggested that the density for the next master planned community be doubled. He felt if the higher densities were approved, it would be a step down and asked the Commission to deny the higher density.
- **George E. Crowe, 612 S. Third Street, Las Vegas, NV** declined to make comment.
- **Mark Pallans, 7753 Lily Trotter Street, North Las Vegas, NV 89084** stated he was the Vice-President of the Board of Directors of Sun City Aliante and stated it was disturbing when the project started and the newspaper reports and staff reports referred to a density of 5.88 dwelling units per acre. The rules talk about calculating densities. Where any land use is excluded from right-of-ways, private non-residential uses, except parks, open spaces and recreation areas. The 5.88 density

was based on gross 2600+ acres, 15,650 dwellings divided by the gross acreage comes out to 5.88. If you compute the actual densities for both the east and west portions, based upon municipal code, it comes out to approximately 11.4 units per acre on the west side and 11 units on the east side, which is very high and double what was shown in the Staff Report. He was concerned that the Carter & Burgess analysis used those same numbers because then the traffic became 100,000 trips per day. The developer stated lot sizes would range from 1500 square feet to 4,000 square feet. When he moved into Sun City Aliante, he was concerned he was moving down, as he left a home on ½ acre and moved into a home on a 4,000 square foot lot, which was the minimum lot size. The lots in Sun City Aliante range from 4,000 to 6,000 square feet and he was concerned about the densities being too high.

Chairman Aston closed the Public Hearing.

Mr. Gronauer stated views were not a protected legal right in the State of Nevada; anybody can build according to code. He stated the opposition should not have concerns regarding the building heights, because in the medium to medium high density that were being built, as pointed out by Staff, they were single-family homes. They may go up to two stories; typically in the Las Vegas Valley, you see two stories built to 35' or three stories that go up to 35', which were allowed. He explained the developer was required to do studies on the infrastructure and were required to put in road improvements in the master planned community, so there would be adequate traffic circulation. This was the first master plan developer that would build a police building and along with that building, they were told the police area command was to service up to 125,000 people. The developer was also building a fire station and had agreed to furnish a ladder truck which were used for high rise buildings or buildings higher than 35 to 40 feet such as casinos, which they do not have in the proposed master planned community. He assured the residents there would be adequate water and sewer. Mr. Gronauer explained the density was not twice the amount as was in the Aliante Community, but the amount of property was 38% more than what was in the Aliante master planned community. In 2001, when his firm represented the Aliante Community, those densities were what was approved at that time. This development was no different than Green Valley Ranch. Green Valley Ranch was similar to Aliante and within the past year another master planned development was approved with densities that were more or similar to the densities being proposed with this application. With the proposed application, times had changed and densities and products had changed, developers were looking to be more creative to make more livable workable communities and that was why the densities were higher. Mr. Gronauer stated the preserve area, which was 300 acres, could be added to the overall density. If that acreage was used in the calculation, the density would be 5.4 units per acre. Mr. Gronauer explained there was a legal instrument that states density cannot exceed 15,750 dwelling units. If they choose to maximize any of the categories throughout the master planned community, they would

only be able to develop about half of the land, so there would be approximately 1,000 acres of open space. This must be a first class community in order to sell homes.

Chairman Jay Aston asked Staff to explain the calculation used for the density. Jory Stewart, Planning & Zoning Director explained they could only go by gross density because they do not know, other than a range of product type or unit count within the separate categories as shown on the map. Chairman Aston asked if the count excluded the preservation area. Ms. Stewart responded it did exclude the Conservation Transfer Area, which was approximately 300 acres. Chairman Aston asked the overall density of Aliante. Robert Eastman, Principal Planner responded the gross density of Aliante, including the golf course and the raw density, was slightly less than 5 acres per unit. Chairman Aston asked Mr. Gronauer to explain the "no rentals" in the Development Agreement. Mr. Gronauer explained there was a concern with investors buying rental units and they were taking a proactive approach, which was anything that dealt with the medium-high, high density, and very high density types of developments or mixed uses where there were for-sale units, would be restricted for a period of 24 months, where they could not be leased. In the Development Agreement, they had agreed to have a separate document outside of the Development Agreement, with the City of North Las Vegas, to give them the authority to enforce that rule. In doing so, this was the first time that a city and developer had become proactive in that type of partnership to make sure there was not a community full of investors buying homes and leasing them. Chairman Aston was concerned the mixed use areas contained enough commercial for the community. Mr. Gronauer pointed out there was over 50 acres of mixed use and there was a Super Wal-mart planned, which was not part of the master planned community. There were approximately 49 acres where tenants and anchor tenants were being lined up. The 50 acre site was a regional commercial site. The developers were Olympia and they had developed those types of commercial regional power centers throughout the valley. They wanted to be sure they had flexibility in the mixed use areas and as they came throughout the development itself, there might be some changes to the land use plan as the market dictated. Chairman Aston stated he understood the concerns of the Aliante residents but felt higher densities should be along the I-215 Beltway.

Commissioner Dean Leavitt agreed with Chairman Aston and complimented Mr. Gronauer and the developer on the planning that had been done and was also pleased there was a park attached to each school site. As reported by Staff, the gross density for Aliante was just under five units per acre and if the current development came in under six units per acre for the proposed development, with the additional cost of doing business today, he felt the developer had done a fine job.

Commissioner Angelo Carvalho stated when he first saw the plan for the proposed development, he was concerned about the quality of the project, so he went to Southern

Highlands to look at that development and felt the project would be an asset to the City.

Commissioner Dilip Trivedi thought a master planned community of this size would have a larger employment base and was concerned there were no public swimming pools.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

4. **AMP-33-06 (26041) NLV COMMUNITY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NOVEMBER 2005 LAND INVESTORS, LLC, AND DRHI, INC., PROPERTY OWNERS, FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS, TO MAKE THE FOLLOWING REVISIONS TO THE 2074-ACRE EASTERN PORTION OF THE NORTH LAS VEGAS MASTER PLANNED COMMUNITY:**

EAST / WEST STREETS

1. **WHISPERING SANDS DRIVE - DELETE FROM SCOTT ROBINSON BOULEVARD TO LOSEE ROAD. ADD FROM CLAYTON STREET TO REVERE STREET ON REVISED ALIGNMENT (60' ROW).**
2. **SEVERANCE LANE - DELETE FROM CLAYTON STREET TO COMMERCE STREET. ADD FROM COLETTE STREET TO LOSEE ROAD ON NEW ALIGNMENT (80' ROW).**
3. **DORRELL LANE - REALIGN FROM CLAYTON STREET TO REVERE STREET. DELETE FROM DONNA STREET TO LOSEE ROAD. ADD FROM DONNA STREET TO CONNECT TO DEER SPRINGS WAY ON REVISED ALIGNMENT (80' ROW).**
4. **FARM ROAD - DELETE FROM CLAYTON STREET TO SCOTT ROBINSON BOULEVARD.**
5. **ELKHORN ROAD / FARM ROAD - DELETE FROM REVERE STREET TO COMMERCE STREET. ADD FROM REVERE STREET TO LOSEE ROAD ON REVISED ALIGNMENT (100' ROW). REALIGN FROM CLAYTON STREET TO REVERE STREET.**
6. **RIVANNA DRIVE NORTH - ADD FROM NORTH 5TH STREET TO ELKHORN ROAD (60' ROW).**
7. **RIVANNA DRIVE SOUTH - ADD SOUTH LOOP ROAD FROM ELKHORN ROAD TO ELKHORN ROAD (60' ROW).**

NORTH / SOUTH STREETS

1. **CLAYTON STREET / HIGHLAND DRIVE – REMOVE FROM CLARK COUNTY 215 BELTWAY TO GRAND TETON DRIVE.**

2. **CLAYTON STREET - ADD ON NEW ALIGNMENT FROM CLARK COUNTY 215 BELTWAY TO GRAND TETON DRIVE (80' ROW).**
3. **SCOTT ROBINSON BOULEVARD - REMOVE FROM WHISPERING SANDS DRIVE TO GRAND TETON DRIVE.**
4. **CONCORD STREET - REMOVE FROM DEER SPRINGS WAY TO DORRELL LANE. REMOVE FROM SEVERANCE LANE TO GRAND TETON DRIVE.**
5. **GLIDING EAGLE - ADD FROM DEER SPRINGS WAY TO DORRELL LANE (60' ROW). ADD ON NEW ALIGNMENT FROM ELKHORN / FARM ROAD TO WHISPERING SANDS DRIVE (60' ROW).**
6. **REVERE STREET - REMOVE FROM DORRELL LANE TO GRAND TETON DRIVE. ADD FROM DORRELL LANE TO SOUTH OF CLARK COUNTY 215 BELTWAY (100' ROW). ADD FROM SOUTH OF CLARK COUNTY 215 BELTWAY TO ELKHORN / FARM ROAD (120' ROW). ADD ON REVISED ALIGNMENT FROM ELKHORN / FARM ROAD TO GRAND TETON DRIVE (100' ROW).**
7. **ENGLESTAD STREET - REMOVE FROM SEVERANCE LANE TO GRAND TETON DRIVE.**
8. **COMMERCE STREET - REMOVE FROM SOUTH OF CLARK COUNTY 215 BELTWAY TO GRAND TETON DRIVE.**
9. **GOLDFIELD STREET - REMOVE FROM WHISPERING SANDS DRIVE TO GRAND TETON DRIVE.**
10. **NORTH 5TH STREET - REMOVE FROM WHISPERING SANDS DRIVE TO GRAND TETON DRIVE. ADD FROM DORRELL LANE TO GRAND TETON DRIVE (150' ROW).**
11. **DONNA STREET - REMOVE FROM DEER SPRINGS WAY TO DORRELL LANE. REMOVE FROM WHISPERING SANDS DRIVE TO GRAND TETON DRIVE.**
12. **BRUCE STREET - REMOVE FROM DEER SPRINGS WAY TO DORRELL LANE. REMOVE FROM WHISPERING SANDS DRIVE TO GRAND TETON DRIVE. ADD FROM RIVANNA DRIVE NORTH TO GRAND TETON DRIVE ON REVISED ALIGNMENT (60' ROW).**

13. **LAWRENCE STREET** - REMOVE FROM DEER SPRINGS WAY TO DORRELL LANE. REMOVE FROM WHISPERING SANDS DRIVE TO GRAND TETON DRIVE.
14. **COLETTE STREET** - ADD FROM ELKHORN / FARM ROAD TO NORTH OF CLARK COUNTY 215 BELTWAY ON NEW ALIGNMENT (80' ROW).

THE ASSESSOR'S PARCEL NUMBERS ARE 124-14-000-001, 124-15-000-001, 124-16-101-001, 124-21-501-001 AND 124-23-501-001.

It was requested by the applicant to continue AMP-33-06 to June 28, 2006.

Chairman Jay Aston opened the Public Hearing. The following participants filled out cards in opposition, but were unable to stay for the meeting:

Beverly Smith, 7757 Songster Street, North Las Vegas, NV 89084

Grant Smith, 7757 Songster Street, North Las Vegas, NV 89084

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO JUNE 28, 2006

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

5. **T-1260 (25704) NLV COMMUNITY. AN APPLICATION SUBMITTED BY NOVEMBER 2005 LAND INVESTORS, LLC, AND DRHI, INC., PROPERTY OWNERS, FOR APPROVAL OF A PARENT TENTATIVE MAP IN AN O-L OPEN LAND DISTRICT (PROPOSED MPC MASTER PLANNED COMMUNITY DISTRICT) TO ALLOW 113 SUBDIVISION LOTS FOR A FUTURE MASTER PLANNED COMMUNITY. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CLAYTON STREET AND GRAND TETON DRIVE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-14-000-001, 124-15-000-001, 124-16-101-001, 124-21-501-001 AND 124-23-501-001.**

It was requested by the applicant to continue T-1260 to June 28, 2006.

ACTION: CONTINUED TO JUNE 28, 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. 9 was heard next.

6. **AMP-27-06 (25700) NLV COMMUNITY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NOVEMBER 2005 LAND INVESTORS, LLC, AND DRHI, INC., PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LDR LOW DENSITY RESIDENTIAL TO MLDR MEDIUM LOW DENSITY RESIDENTIAL, MDR MEDIUM DENSITY RESIDENTIAL, MHDR MEDIUM HIGH DENSITY RESIDENTIAL, HDR HIGH DENSITY RESIDENTIAL, NEIGHBORHOOD COMMERCIAL, PUBLIC / SEMI-PUBLIC (INCLUDES PUBLIC FACILITIES, SCHOOLS, PARKS, GRAND TETON TRAIL CORRIDOR AND TRAIL CORRIDOR), AND MIXED USE. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF DECATUR BOULEVARD AND GRAND TETON DRIVE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-18-101-001 AND 124-19-101-003.**

Item Nos. 6 and 7 were presented together.

The application was presented by Jeremy Davis stating AMP-27-06 was an application submitted by November 2005 Land Investors, LLC and DHRI, Inc. for the 601 acre western parcel of the 2,675 acre master planned community. This is an application to amend the Comprehensive Land Use Plan Map from Low Density Residential to Medium-low Density Residential, Medium Density Residential, Medium-high Density Residential, High Density Residential, Neighborhood Commercial, Mixed Use and Public/Semi-public. ZN-38-06 is a zone reclassification from O-L Open Land District to MPC Master Planned Community Overlay District. The 601 acres is part of the overall 2,675 acre master planned community. Mr. Davis stated Staff was recommending approval of AMP-27-06 and ZN-38-06.

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 the western parcel would be developed first. She explained there was some commercial at Grand Teton and Decatur Boulevard, a mixed use area in the middle that went along with the school and park. There are two other small parks with trails that run along an off street. There is no very high density residential on this parcel. Therefore, there will not be any form of high rises on the western parcel. There is some high density located on Decatur Boulevard. Where there are no streets separating the proposed development from the aliante residents, they have put the lowest density residential, which is medium-low density. Near Dorrell Lane they were proposing medium-high density residential but it is separated by a street, Aviary Way, from the existing homes in Aliante. She stated, for the record, when the developers come in for specific zone changes and tentative maps, they will show what will be built there in terms of layout, height, and density. They committed to the neighbors at the neighborhood meeting and also committed on a

form that was sent to them, responding to some of their comments raised during the neighborhood meeting that they would work with them on specific buffering issues because they recognize them and that is why they put the medium-low density residential immediately adjacent to existing homes and the medium-high density residential was put in locations where there was separation with a street. She also pointed out they agreed to put in a temporary police substation, so there was some police activity and also agreed to buy one of the fire engines, which would be housed at the Aliante Fire Station.

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

- **Owen Egge, 7813 Lily Trotter Street, North Las Vegas, NV 89084** stated he was concerned with the medium-high density on property that was originally designated as low density. He suggested a buffer area with single story homes along Aliante Parkway or swap the medium-high density residential with another area. He was also concerned with the increased traffic.
- **Steve Loufek, 7817 Lily Trotter Street, North Las Vegas, NV 89084** was also concerned with the medium-high density. He asked if it was possible to put the medium-high density homes inside of the development so the lower densities would be adjacent to Sun City and also asked what would be happening with Farm Road.
- **Lorraine Ash, 3204 Flinthed Drive, North Las Vegas, NV 89084** echoed the concerns of her neighbors. She was concerned with the traffic on Aliante Parkway.
- **Mike Selby, 3520 Herring Gull lane, North Las Vegas, NV 89084** had the same concerns as stated by his neighbors and would like so see the medium-high density moved.
- **Allen Gersh, 7805 Lily Trotter Street, North Las Vegas, NV 89084** had same concerns as previous speakers. The traffic and crime would be increased. He understood a police station and fire station would be provided and asked if there was a guarantee there would be staff to man them. He also suggested the single story units be traded with the two story units.
- **Kathryn Brandel, 3024 Kookaburra Way, North Las Vegas, NV 89084** was opposed to the increase in density and would like assurances from the developer that the project would stay as originally proposed.
- **Bob Borgersen, 7617 Island Rail Drive, North Las Vegas, NV 89084** understood the cost of property and the developer knew that when the property was purchased. He stated there was approximately 80 people who attended the neighborhood meeting and there were probably 80 questions and a courier was sent out with a

blue sheet responding to the questions, which only addressed about four of them. He had asked why a bridge was not put over Clayton Street. He stated the question had been asked numerous times, if they could change the density of the two areas along Aliante Parkway and has yet to be addressed.

- **Baybara Reid, 7604 Lily Trotter Street, North Las Vegas, NV 89084** submitted a card in opposition, but was not present for comment.
- **Jean Marshall, 2816 Ground Robin, North Las Vegas, NV 89084** agreed with comments made by neighbors. She did not object to the master planned community but was concerned about the higher density. They have been told not to worry because medium and medium-high density translates to two story homes. She agreed the one and two story homes along Aliante Parkway should be reversed but they were being told not to worry about anything higher than two story, yet they have also requested high density residential areas and she was wondering if the developer was planning to keep the two story homes or if they were planning to go higher.
- **Jim Marshall, 2816 Ground Robin, North Las Vegas, NV 89084** asked that the City not be afraid to plan. This was a situation where the developers who purchased a parcel of land and paid high prices, and it seems as a function of that, that planning may be defacto and may be a little backwards. He asked why traffic studies were not done prior to a plan for zoning. He was concerned about the promises made by the developers and at the neighborhood meeting, when there were concerns raised about the area toward the east development but adjacent to Clayton Street and North of Elkhorn, about the high density, abutting Sun City Aliante, Mr. Gronauer responded noone was there and that seemed to be a non-issue in the developer's eyes. He stated he would be in that area and would be impacted. The developer seems to be insensitive to the concerns of the residents of Aliante and the concerns mentioned about switching the two parcels, medium-low density and medium-high density, with one story abutting one story and two story abutting two story.
- **Greg Simonian, 7209 Nigh Heron Way, North Las Vegas, NV 89084** stated he, along with friends and family had purchased about 10 homes in Club Aliante. He was against the high density being close to his property. He was also concerned with traffic and safety and wanted to see some higher end retail be brought in.
- **Amos Stege, 5004 Charlo Drive, North Las Vegas, NV 89131** stated in the broad scheme of things the Aliante residents were not getting a bad deal, but he objected to apartments going on the western edge as it was not consistent with the surrounding area.

- **Ed Wiseman, 7424 Redbreast Court, North Las Vegas, NV 89084** stated it was shown that the vacant land around Aliante would be low density and whether it was one story or two story, low density meant people and how many people would be living in the surrounding areas, what kind of traffic there would be and what kind of air pollution there would be. It was questionable as to what would happen with that parcel. He was in favor of a planned community because he wanted to know what was going to happen in the future. He thought an environmental impact study should be done.
- **Mark Pallans, 7753 Lily Trotter Street, North Las Vegas, NV 89084** stated a master planned community was a good thing but the main concern of the homeowners association was that they were looking at a new development with no transitional value as far as moving from one side of the street to the other. He was looking forward to having the ability to discuss how the transition across Aliante Parkway would be done.

Chairman Jay Aston closed the Public Hearing.

Mr. Gronauer stated an Environmental Impact Study was done prior to the auction. The property being discussed was on the southwest corner of Grand Teton Drive and Aliante Parkway. He explained when there were two major arterial streets, like Grand Teton Drive and Aliante Parkway, they typically require commercial development, with anchor shopping centers and big box tenants. The traffic issues referred to in that area will be alleviated when the proposed development goes in, as the developer will finish the other half street improvements. Grant Teton Drive will be fully improved between Decatur Boulevard and Losee Road. There was a concern about a traffic light on Farm Road. On the Master Plan of Streets and Highways, on the last master planned community, in order to get the golf course to work and have Sun City Aliante in that area, Farm Road was removed. That was why they needed major east/west streets in that area. The only other major east/west streets was Elkhorn Road and Grand Teton Drive. If Farm Road was existing in Aliante, they would connect to it. They are bringing traffic circulation in the area with a positive impact. There are developers who have picked out parcels in the medium-high density residential area and the developer for that area is Astoria Homes, who builds single family detached homes. The separation from the back of one of the existing homes to the back one of the proposed homes, whether single story or two story, would be 190 feet. Between the 190 feet is landscaping, landscape medians, pathways, trails and meandering sidewalks. He stated they had given their word at the neighborhood meeting and stated for the record, they would continue to work with the neighbors. On the amendment to the master plan, regardless if the density is medium or medium -high, which would mean the density goes to 10 or 13 units per acre, the concerns addressed were concerns that would be addressed on the zone change and tentative map. That is where the design and the development of the subdivision is important to the neighbors. The densities depend on the

development standards and design guidelines. Adjacent to Club Aliante, the developer was trying to make sure they had similar densities. The medium-low density was no different than the density that would be there; the homes would be the larger homes and lots. A master planned community cannot be based on one density and one use. Every master planned community in the valley has a variety of uses. The commercial use was being put along Decatur Boulevard because commercial services were needed in that area. The building in the high density residential would be approximately three stories, but could be as high as five.

Vice-Chairman Jo Cato asked for clarification on the 190 foot separation between the homes on Aliante Parkway. Mr. Gronauer explained there was a 15 foot rear yard in Sun City, then a block wall, landscaping/pathway of 30 to 35 feet, then a landscape median, the roadway width is 90 feet, then 35 feet of landscaping/pathway, then a block wall and then 15 feet of back yard. Vice-Chairman Cato asked what the zoning was for The Parks and if there was a condition added that only single story homes would be allowed. Marc Jordan, Planning Manager responded the zoning was R-2 and when the Tentative Map was submitted, the condition was added.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

7. **ZN-38-06 (25702) NLV COMMUNITY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NOVEMBER 2005 LAND INVESTORS, LLC, AND DRHI, INC., PROPERTY OWNERS, FOR RECLASSIFICATION OF PROPERTY FROM AN O-L OPEN LAND DISTRICT TO AN MPC MASTER PLANNED COMMUNITY DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF DECATUR BOULEVARD AND GRAND TETON DRIVE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-18-101-001 AND 124-19-101-003.**

Chairman Jay Aston stated all presentations and comments from Item No. 6 were carried forward to ZN-38-06 as follows:

Item Nos. 6 and 7 were heard together.

The application was presented by Jeremy Davis stating AMP-27-06 was an application submitted by November 2005 Land Investors, LLC and DHRI, Inc. for the 601 acre western parcel of the 2,675 acre master planned community. This is an application to amend the Comprehensive Land Use Plan Map from Low Density Residential to Medium-low Density Residential, Medium Density Residential, Medium-high Density Residential, High Density Residential, Neighborhood Commercial, Mixed Use and Public/Semi-public. ZN-38-06 is a zone reclassification from O-L Open Land District to MPC Master Planned Community Overlay District. The 601 acres is part of the overall 2,675 acre master planned community. Mr. Davis stated Staff was recommending approval of AMP-27-06 and ZN-38-06.

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 the western parcel would be developed first. She explained there was some commercial at Grand Teton and Decatur Boulevard, a mixed use area in the middle that went along with the school and park. There are two other small parks with trails that run along an off street. There is no very high density residential on this parcel. Therefore, there will not be any form of high rises on the western parcel. There is some high density located on Decatur Boulevard. Where there are no streets separating the proposed development from the aliante residents, they have put the lowest density residential, which is medium-low density. Near Dorrell Lane they were proposing medium-high density residential but it is separated by a street, Aviary Way, from the existing homes in Aliante. She stated, for the record, when the developers come in for specific zone changes and tentative maps, they will show what will be built there in terms of layout, height, and density. They committed to the neighbors at the neighborhood meeting and also committed on a form that was sent to them, responding to some of their comments raised during the neighborhood meeting that they would work with them on specific buffering issues because they recognize them and that is why they put the medium-low density residential

immediately adjacent to existing homes and the medium-high density residential was put in locations where there was separation with a street. She also pointed out they agreed to put in a temporary police substation, so there was some police activity and also agreed to buy one of the fire engines, which would be housed at the Aliante Fire Station.

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

- **Owen Egge, 7813 Lily Trotter Street, North Las Vegas, NV 89084** stated he was concerned with the medium-high density on property that was originally designated as low density. He suggested a buffer area with single story homes along Aliante Parkway or swap the medium-high density residential with another area. He was also concerned with the increased traffic.
- **Steve Loufek, 7817 Lily Trotter Street, North Las Vegas, NV 89084** was also concerned with the medium-high density. He asked if it was possible to put the medium-high density homes inside of the development so the lower densities would be adjacent to Sun City and also asked what would be happening with Farm Road.
- **Lorraine Ash, 3204 Flinthead Drive, North Las Vegas, NV 89084** echoed the concerns of her neighbors but was concerned with the traffic on Aliante Parkway.
- **Mike Selby, 3520 Herring Gull lane, North Las Vegas, NV 89084** had the same concerns as stated by his neighbors and would like to see the medium-high density moved.
- **Allen Gersh, 7805 Lily Trotter Street, North Las Vegas, NV 89084** had same concerns as previous speakers. The traffic and crime would be increased. He understood a police station and fire station would be provided and asked if there was a guarantee there would be staff to man them. He also suggested the single story units be traded with the two story units.
- **Kathryn Brandel, 3024 Kookaburra Way, North Las Vegas, NV 89084** was opposed to the increase in density and would like assurances from the developer that the project would stay as originally proposed.
- **Bob Borgersen, 7617 Island Rail Drive, North Las Vegas, NV 89084** understood the cost of property and the developer knew that when the property was purchased. He stated there was approximately 80 people who attended the neighborhood meeting and there were probably 80 questions and a courier was sent out with a blue sheet responding to the questions, which only addressed about four of them. He had asked why a bridge was not put over Clayton Street. He stated the question had been asked numerous times, if they could change the density of the two areas along Aliante Parkway and has yet to be addressed.

- **Baybara Reid, 7604 Lily Trotter Street, North Las Vegas, NV 89084** submitted a card in opposition, but was not present for comment.
- **Jean Marshall, 2816 Ground Robin, North Las Vegas, NV 89084** agreed with comments made by neighbors. She did not object to the master planned community but was concerned about the higher density. They have been told not to worry because medium and medium-high density translates to two story homes. She agreed the one and two story homes along Aliante Parkway should be reversed but they were being told not to worry about anything higher than two story, yet they have also requested high density residential areas and she was wondering if the developer was planning to keep the two story homes or if they were planning to go higher.
- **Jim Marshall, 2816 Ground Robin, North Las Vegas, NV 89084** asked that the City not be afraid to plan. This was a situation where the developers who purchased a parcel of land and paid high prices, and it seems as a function of that, that planning may be defacto and may be a little backwards. He asked why traffic studies were not done prior to a plan for zoning. He was concerned about the promises made by the developers and at the neighborhood meeting, when there were concerns raised about the area toward the east development but adjacent to Clayton Street and North of Elkhorn, about the high density, abutting Sun City Aliante, Mr. Gronauer responded noone was there and that seemed to be a non-issue in the developer's eyes. He stated he would be in that area and would be impacted. The developer seems to be insensitive to the concerns of the residents of Aliante and the concerns mentioned about switching the two parcels, medium-low density and medium-high density, with one story abutting one story and two story abutting two story.
- **Greg Simonian, 7209 Nigh Heron Way, North Las Vegas, NV 89084** stated he, along with friends and family had purchased about 10 homes in Club Aliante. He was against the high density being close to his property. He was also concerned with traffic and safety and wanted to see some higher end retail be brought in.
- **Amos Stege, 5004 Charlo Drive, North Las Vegas, NV 89131** stated in the broad scheme of things the Aliante residents were not getting a bad deal, but he objected to apartments going on the western edge as it was not consistent with the surrounding area.
- **Ed Wiseman, 7424 Redbreast Court, North Las Vegas, NV 89084** stated it was shown that the vacant land around Aliante would be low density and whether it was one story or two story, low density meant people and how many people would be living in the surrounding areas, what kind of traffic there would be and what kind of air pollution there would be. It was questionable as to what would happen with that

parcel. He was in favor of a planned community because he wanted to know what was going to happen in the future. He thought an environmental impact study should be done.

- **Mark Pallans, 7753 Lily Trotter Street, North Las Vegas, NV 89084** stated a master planned community was a good thing but the main concern of the homeowners association was that they were looking at a new development with no transitional value as far as moving from one side of the street to the other. He was looking forward to having the ability to discuss how the transition across Aliante Parkway would be done.

Chairman Jay Aston closed the Public Hearing.

Mr. Gronauer stated an Environment Impact Study was done prior to the auction. The property being discussed was on the southwest corner of Grand Teton Drive and Aliante Parkway. He explained when there were two major arterial streets, like Grand Teton Drive and Aliante Parkway, they typically require commercial development, with anchor shopping centers and big box tenants. The traffic issues referred to in that area will be alleviated when the proposed development goes in, as the developer will finish the other half street improvements. Grant Teton Drive will be fully improved between Decatur Boulevard and Losee Road. There was a concern about a traffic light on Farm Road. On the Master Plan of Streets and Highways, on the last master planned community, in order to get the golf course to work and have Sun City Aliante in that area, Farm Road was removed. That was why they needed major east/west streets in that area. The only other major east/west streets was Elkhorn Road and Grand Teton Drive. If Farm Road was existing in Aliante, they would connect to it. They are bringing traffic circulation in the area with a positive impact. There are developers who have picked out parcels in the medium-high density residential area and the developer for that area is Astoria Homes, who builds single family detached homes. The separation from the back of one of the existing homes to the back one of the proposed homes, whether single story or two story, would be 190 feet. Between the 190 feet is landscaping, landscape medians, pathways, trails and meandering sidewalks. He stated they had given their word at the neighborhood meeting and stated for the record, they would continue to work with the neighbors. On the amendment to the master plan, regardless if the density is medium or medium -high, which would mean the density goes to 10 or 13 units per acre, the concerns addressed were concerns that would be addressed on the zone change and tentative map. That is where the design and the development of the subdivision is important to the neighbors. The densities depend on the development standards and design guidelines. Adjacent to Club Aliante, the developer was trying to make sure they had similar densities. The medium-low density was no different than the density that would be there; the homes would be the larger homes and lots. A master planned community cannot be based on one density and one use. Every master planned community in the valley has a variety of uses. The commercial use was being put along Decatur Boulevard because commercial services were needed in that area. The

building in the high density residential would be approximately three stories, but could be as high as five.

Vice-Chairman Jo Cato asked for clarification on the 190 foot separation between the homes on Aliante Parkway. Mr. Gronauer explained there was a 15 foot rear yard in Sun City, then a block wall, landscaping/pathway of 30 to 35 feet, then a landscape median, the roadway width is 90 feet, then 35 feet of landscaping/pathway, then a block wall and then 15 feet of back yard. Vice-Chairman Cato asked what the zoning was for The Parks and if there was a condition added that only single story homes would be allowed. Marc Jordan, Planning Manager responded the zoning was R-2 and when the Tentative Map was submitted, the condition was added.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

8. **AMP-28-06 (25701) NLV COMMUNITY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NOVEMBER 2005 LAND INVESTORS, LLC, AND DRHI, INC., PROPERTY OWNERS, FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS, TO MAKE THE FOLLOWING REVISIONS TO THE 601-ACRE WESTERN PORTION OF THE NORTH LAS VEGAS MASTER PLANNED COMMUNITY:**

EAST / WEST STREETS:

1. **WHISPERING SANDS DRIVE - DELETE FROM DECATUR BOULEVARD TO ALIANTE PARKWAY.**
2. **SEVERANCE LANE - DELETE FROM DECATUR BOULEVARD TO WILLIS STREET.**
3. **DORRELL LANE - ADD FROM DECATUR BOULEVARD TO AVIARY WAY (60' ROW).**
4. **FARM ROAD - REALIGN AND ADD FROM AVIARY WAY TO ALIANTE PARKWAY (80' ROW).**
5. **AVETON WAY - ADD FROM AVIARY WAY TO FARM ROAD (60' ROW).**

NORTH / SOUTH STREETS:

1. **WILLIS STREET - REMOVE FROM FARM ROAD TO GRAND TETON DRIVE.**
2. **SAN MATEO STREET - REMOVE FROM DORRELL LANE TO GRAND TETON DRIVE.**

THE ASSESSOR'S PARCEL NUMBERS ARE 124-18-101-001 AND 124-19-101-003.

The application was presented by Jeremy Davis who stated the application was to amend the Master Plan of Streets and Highways for the western portion of the 2,675 acre master planned community, which is 601 acres. On May 3, 2006, the City Council approved the Development Agreement. The application will amend street alignments for the east/west streets of Whispering Sands Drive, which will delete this from Decatur Boulevard to Aliante Parkway; Severance Lane will be deleted from Decatur Boulevard to Willis Street; on Dorrell Lane, it will be added from Decatur Boulevard to Aviary Way as a 60 foot right-of-way; Farm Road will be realigned and added from Aviary Way to Aliante Parkway as an 80

foot right-of-way; and Aveton Way will be added from Aviary Way to Farm Road as a 60 foot right-of-way. On north/south streets, Willis Street will be removed from Farm Road to Grand Teton Drive; San Mateo Street will be removed from Dorrell Lane to Grand Teton Drive. Both street alignments are consistent with proposed conceptual land use plan for the western 601 acre portion of the proposed community master plan. At this time, the Department of Public Works recommended approval of the application; therefore, Planning and Zoning Staff also recommends approval of AMP-28-06.

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 she concurred with Staff recommendation.

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

Chairman Aston closed the Public Hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

Item No. 10 was heard next.

9. **T-1261 (25705) NLV COMMUNITY. AN APPLICATION SUBMITTED BY NOVEMBER 2005 LAND INVESTORS, LLC, AND DRHI, INC., PROPERTY OWNERS, FOR APPROVAL OF A PARENT TENTATIVE MAP IN AN O-L OPEN LAND DISTRICT (PROPOSED MPC MASTER PLANNED COMMUNITY DISTRICT) TO ALLOW 47 SUBDIVISION LOTS FOR A FUTURE MASTER PLANNED COMMUNITY. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF DECATUR BOULEVARD AND GRAND TETON DRIVE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-18-101-001 AND 124-19-101-003.**

It was requested by the applicant to continue T-1261 to June 14, 2006.

ACTION: CONTINUED TO JUNE 14, 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. 16 was heard next.

10. **AMP-29-06 (25642) ALEXANDER/COLEMAN (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CENTEX HOMES ON BEHALF OF J.A.W.A., LLC, AND APOSTOLIC ASSEMBLY FAITH CHURCH, PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF VLDR VERY LOW DENSITY RESIDENTIAL TO LDR LOW DENSITY RESIDENTIAL. THE PROPERTY IS GENERALLY LOCATED WEST OF COLEMAN STREET AND APPROXIMATELY 618 FEET SOUTH OF ALEXANDER ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-08-502-005 AND 139-08-502-006.**

Item Nos. 10 and 11 were presented together.

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who stated AMP-29-06 was an amendment to the Comprehensive Plan from Very Low Density Residential to Low Density Residential and ZN-39-06 was a rezoning from Ranch Estates to R-1 Single-family Residential. The item was in compliance with the guidelines within the Comprehensive Plan. In addition, the areas to the north, south, and west have recently been rezoned from Ranch Estates to R-1 and the area to the east was also zoned R-1, so this would fill in the gap and make the zoning consistent with the surrounding land uses; therefore, Staff is recommending approval of AMP-29-06 and ZN-39-06.

Brent Wilson of Orion Engineering, 7391 Prairie Falcon Road, Suite 150, Las Vegas, NV 89117 appeared on behalf of the applicant stating he concurred with Staff recommendation.

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

Chairman Aston closed the Public Hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

11. **ZN-39-06 (25641) ALEXANDER/COLEMAN (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CENTEX HOMES ON BEHALF OF J.A.W.A., LLC, AND APOSTOLIC ASSEMBLY FAITH CHURCH, PROPERTY OWNERS, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS GENERALLY LOCATED WEST OF COLEMAN STREET AND APPROXIMATELY 618 FEET SOUTH OF ALEXANDER ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-08-502-005 AND 139-08-502-006.**

Item Nos. 10 and 11 were presented together.

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who stated AMP-29-06 was an amendment to the Comprehensive Plan from Very Low Density Residential to Low Density Residential and ZN-39-06 was a rezoning from Ranch Estates to R-1 Single-family Residential. The item was in compliance with the guidelines within the Comprehensive Plan. In addition, the areas to the north, south, and west have recently been rezoned from Ranch Estates to R-1 and the area to the east was also zoned R-1, so this would fill in the gap and make the zoning consistent with the surrounding land uses; therefore, Staff is recommending approval of AMP-29-06 and ZN-39-06.

Brent Wilson of Orion Engineering, 7391 Prairie Falcon Road, Suite 150, Las Vegas, NV 89117 appeared on behalf of the applicant stating he concurred with Staff recommendation.

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

Chairman Aston closed the Public Hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

12. T-1262 (25640) ALEXANDER/COLEMAN. AN APPLICATION SUBMITTED BY CENTEX HOMES ON BEHALF OF J.A.W.A., LLC, AND APOSTOLIC ASSEMBLY FAITH CHURCH, PROPERTY OWNERS, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E RANCH ESTATES DISTRICT (PROPOSED R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT) TO ALLOW 24 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS GENERALLY LOCATED WEST OF COLEMAN STREET AND APPROXIMATELY 618 FEET SOUTH OF ALEXANDER ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-08-502-005 AND 139-08-502-006.

The application was presented by Marc Jordan, Planning Manager who stated the tentative map was for 24 single family lots ranging from approximately 6,000 square feet to 11,000 square feet with a density of 4.8 units per acre. The tentative map is in compliance with the Single Family Design Guidelines; however, there is one area on the tentative map where the applicant was showing lots facing Fuselier Drive and Coleman Street. Both of those rights-of-way are 60 feet. Presently, on the other side of Coleman Street, there are homes already existing that front Coleman Street and on Fuselier Drive there is an existing tentative map that has been approved that would also show homes fronting Fuselier; however, since those approvals, there has been a new ordinance approved by City Council that would prohibit homes fronting 60 foot rights-of-way with a couple of exceptions, one of them being that if there are already homes approved or existing that front those rights-of-way, it may be acceptable if there is an approved traffic study. In addition, Public Works would be able to include the reduced right-of-way standard for 60 foot rights-of-way and maybe impose additional calming methods. The applicant has filed a traffic study that is in the system, but has not yet been reviewed; therefore, Staff is recommending T-1262 be continued to allow additional time for the traffic study to be reviewed to see if it would support the homes fronting the right-of-way. If it is determined approval is warranted, the following conditions are recommended:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. AMP-29-06 and ZN-29-06 shall be approved by the City Council, otherwise, T-1262 shall be considered null and void.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans.
4. If the traffic study does not support homes fronting Fuselier Drive and Coleman Street, tentative map T-1262 shall be considered null and void.

5. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
8. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
9. All common elements shall be labeled and are to be maintained by the Home Owners Association.

Brent Wilson of Orion Engineering, 7391 Prairie Falcon Road, Suite 150, Las Vegas, NV 89117 appeared on behalf of the applicant stating he concurred with Staff recommendations including Condition No. 4, which states if the traffic study does not support homes fronting Fuselier Drive and Coleman Street, tentative map shall be considered null and void. He fully agreed with the fact that the traffic study had to support the lots fronting Fuselier and Coleman and asked for the Commission's approval.

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

13. UN-41-06 (25639) OFFICES @ ANN ALLEN COMMONS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE OFFICES AT ANN ALLEN COMMONS, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A CONVENIENCE FOOD RESTAURANT WITH DRIVE-THRU. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF ANN ROAD AND ALLEN LANE. THE ASSESSOR'S PARCEL NUMBER IS 124-30-802-021.

The application was presented by Marc Jordan, Planning Manager who stated the application was for a special use permit that would allow a convenience food restaurant with a drive-thru facility. The item is in compliance with the Commercial Design Standards and the applicant is proposing the appropriate amount of parking, 24 spaces. In addition to the restaurant, they would also have an outdoor patio area for the customers and building elevations are in compliance with the Commercial Design Standards. The applicant showed they would have a stone veneer design on the building; however, Staff was not sure what type of material would be used. It appeared to be a smooth face precision block, which was not allowed by the Commercial Design Standards; so, there is a condition that would require them to comply with the building materials for a commercial center. Staff is recommending approval of UN-41-06 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 UN-41-06 is site specific and non-transferable.
3. Development of the site shall comply with the Commercial Development Standards and Design Guidelines, including but not limited to the exterior stone veneer facade shall incorporate stone, decorative block and brick or similar simulated materials.
4. Approval of a traffic study is required prior to submittal of the civil improvement plans.
5. Approval of a drainage study update may be required prior to submittal of the civil improvement plans.

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 she concurred with Staff recommendation.

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

Chairman Aston closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

14. UN-43-06 (25643) SHARP TRANSMISSIONS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY RUDY EFRAIN VASQUEZ ON BEHALF OF JAMES J. AND PEGGY L. CHRISTY, PROPERTY OWNERS, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW AN AUTOMOBILE REPAIR FACILITY. THE PROPERTY IS LOCATED AT 1121 SHARP CIRCLE, UNIT A. THE ASSESSOR'S PARCEL NUMBER IS 139-11-413-021.

The application was presented by Marc Jordan, Planning Manager who stated the application was for a special use permit for an auto repair facility at 1121 Sharp Circle. In reviewing the application, Staff had no objection; however, in looking at the whole site and the existing businesses, the applicant is required to have 14 parking spaces. Most of the required parking spaces are being occupied by vehicle storage, not allowing any required parking for the proposed business or existing businesses within the center, which could lead to customers having to park on public streets, which is not allowed. Therefore, the applicant was required to comply with all on-site parking, which does not appear to have been met for the proposed use. Staff was concerned about supporting a use that does not comply with the parking requirements; therefore, Staff is recommending denial of UN-43-06. If it is determined approval is 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-43-06 is site specific and non-transferable.
3. A minimum of 14 parking spaces shall be provided on site and be separated from any vehicle storage areas.

Eric Brambila, of Sharp Transmissions, 1121 Sharp Circle, Unit A, North Las Vegas, NV 89030 appeared on behalf of the applicant stating he understood Staff comments but did not know what to do about the parking.

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

Chairman Aston closed the Public Hearing.

Chairman Jay Aston asked if the cars currently parked at the center were for his business. Mr. Brambila responded they were not, as he had not yet opened his business. Chairman

Aston asked if another tenant was using his parking spaces. Mr. Brambila responded he was designated two spaces in his lease. The vehicles parked in the other spaces have been there for months. Chairman Aston suggested the applicant talk to the owner about the parking.

Commissioner Dean Leavitt asked how many parking spaces the applicant needed for his proposed use. Mr. Jordan responded for auto repair, they need at least two spaces per stall. Mr. Brambila stated he had one stall. Commissioner Leavitt recommended the item be continued for two weeks to allow the applicant time to talk to his leasing agent to get the two parking spaces designated and guaranteed and when the information was provided, the application could be reconsidered. The applicant agreed to the continuance.

Vice-Chairman Jo Cato asked if the applicant had said he had two parking spaces. Mr. Brambila stated he did have two spaces and there was one stall that would hold two cars. Commissioner Leavitt explained the applicant needed to prove he had access to his two parking spaces.

Mr. Brambila stated his business license was pending the approval of the use permit and asked what he would need to get a temporary permit to open his business.

Commissioner Angelo Carvalho asked Staff if there was storage in the back of the building. Mr. Brambila responded each stall held two to three cars but there was two parking spaces in the front of the building for each unit. Other tenants have vehicles stored on the lot.

Chairman Aston stated he did not feel it was the applicant's responsibility to have the existing stored vehicles removed and the application should be approved. If there was an issue with the other tenants, Code Enforcement should be notified.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Carvalho

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

Mr. Jordan explained to the applicant that there was a seven day appeal period on the application; therefore, Staff would not be able to sign off on the business license until the eighth day, which would be Thursday, June 1, 2006.

15. UN-47-02 (25656) CENTENNIAL & PECOS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JADE ENTERPRISES ON BEHALF OF SUNRISE ADVISORS, LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME TO AN APPROVED USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT FOR A CONVENIENCE FOOD STORE WITH GAS PUMPS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF PECOS ROAD AND CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-24-801-008.

The application was presented by Marc Jordan, Planning Manager who stated the application was for an extension of time for a convenience store with gas pumps. The item was originally approved by the Commission on May 22, 2002. This is the second request for an extension of time and Staff has no objection to the application and is recommending approval of UN-47-02 subject to all original conditions with Condition No. 21 being changed to reflect the new expiration date. The conditions are as follows:

1. That a traffic study is required; and
2. That a comprehensive drainage study is required; and
3. That dedication of perimeter streets is required and offsite improvements are to be as required by the Director of Public Works; and
4. That approval of this application does not imply a commitment by the City for utility service to the subject property. A utility commitment will only be issued upon compliance with the requirements and conditions set forth in the Utility Service Commitment Policy Guidelines available from the Department of Public Works; and
5. That landscaping shall be provided in accordance with ordinance requirements; and
6. That the driveway location and parking plan shall be subject to review and approval by the North Las Vegas Traffic Engineer; and
7. That the final site development plan shall be subject to site plan review and approval by staff; and
8. That subsequent expansions or additions to the use shall be subject to Planning Commission review and approval; and

9. That the development shall comply with all applicable codes and ordinances; and
10. That the use permit is site specific and non-transferable; and
11. That approval of the use permit shall not constitute or imply approval or eligibility of any privileged business license that may be required by the City; and
12. That the development shall comply with all applicable requirements of Title 16 and N.R.S. 278; and
13. That a 24-foot paved access road must be constructed to the site from the nearest paved road as required by the currently adopted Engineering Division standard drawings; and
14. That provisions must be made for mitigation of off-site drainage. Additional easements and dedications may be required as necessary for drainage improvements; and
15. That street construction must conform to current engineering standards and City ordinances; and
16. That technical design comments will be made at the time development plans are submitted; and
17. That a water network analysis must be provided prior to development; and
18. That the owner/developer is responsible for extending public utilities to the site; and
19. That the use permit shall be valid only upon Planning Commission approval of a site plan for the overall shopping center; and
20. The development shall comply with Commercial Development Standards and Design Guidelines; and
21. That UN-47-02 shall expire May 22, 2008.

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

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

Chairman Aston closed the Public Hearing.

ACTION: APPROVED 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. 17 was heard next.

16. **SPR-24-06 (25657) CENTENNIAL & PECOS. AN APPLICATION SUBMITTED BY JADE ENTERPRISES ON BEHALF OF SUNRISE ADVISORS, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW THREE (3) RETAIL BUILDINGS, TOTALING 78,508 SQUARE FEET. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF PECOS ROAD AND CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-24-801-008.**

It was requested by the applicant to continue SPR-14-06 to June 14, 2006.

ACTION: CONTINUED TO JUNE 14, 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.

17. **VAC-07-06 (25404) ALIANTE PARCEL 26, UNIT 2 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NORTH VALLEY ENTERPRISES, LLC ON BEHALF OF ROCCO J. FAMOLARO, JR., PROPERTY OWNER, TO VACATE A PORTION OF A PUBLIC UTILITY EASEMENT LOCATED IN THE FRONT YARD OF 7069 DIVER AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 124-20-211-015.**

The application was presented by Robert Eastman, Principal Planner who stated the application was to vacate a portion of a public utility easement located at 7069 Diver Avenue. Originally, there was a utility easement that encompassed a large portion of the front of the lot. With the vacation, a 38 foot wide utility easement will remain between the residence and the commercial property. Staff has no objections and is recommending approval of VAC-07-06.

Rebeka DeWitt, 6655 West Cimarron Road, Las Vegas, NV 89113 appeared on behalf of the applicant stating she concurred with Staff recommendation.

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

Chairman Aston closed the Public Hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

Item No. 25 was heard next.

18. **AMP-24-06 (25547) ANN/LOSEE 45 #4 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LDR LOW DENSITY RESIDENTIAL TO MLDR MEDIUM LOW DENSITY RESIDENTIAL. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF HAMMER LANE AND LAWRENCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-35-501-011.**

It was requested by the applicant to continue AMP-24-06 to June 14, 2006.

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

Chairman Aston closed the Public Hearing.

ACTION: CONTINUED TO JUNE 14, 2006

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

19. **ZN-35-06 (25548) ANN/LOSEE 45 #4 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF 57 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF HAMMER LANE AND LAWRENCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-35-501-011.**

It was requested by the applicant to continue ZN-35-06 to June 14, 2006.

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

Chairman Aston closed the Public Hearing.

ACTION: CONTINUED TO JUNE 14, 2006

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

20. **T-1257 (25549) ANN/LOSEE 45 #4. AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E RANCH ESTATES DISTRICT (PROPOSED PUD PLANNED UNIT DEVELOPMENT DISTRICT) TO ALLOW 57 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF HAMMER LANE AND LAWRENCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-35-501-011.**

It was requested by the applicant to continue T-1257 to June 14, 2006.

ACTION: CONTINUED TO JUNE 14, 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-25-06 (25428) ANN/LOSEE 45 #3 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LDR LOW DENSITY RESIDENTIAL TO MLDR MEDIUM LOW DENSITY RESIDENTIAL. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF ANN ROAD AND LAWRENCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-35-501-002.**

It was requested by the applicant to continue AMP-25-06 to June 14, 2006.

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

Chairman Aston closed the Public Hearing.

ACTION: CONTINUED TO JUNE 14, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

22. **ZN-36-06 (25545) ANN/LOSEE 45 #3 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF 38 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF ANN ROAD AND LAWRENCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-35-501-002.**

It was requested by the applicant to continue ZN-36-06 to June 14, 2006.

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

Chairman Aston closed the Public Hearing.

ACTION: CONTINUED TO JUNE 14, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

23. **T-1258 (25546) ANN/LOSEE 45 #3. AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E RANCH ESTATES DISTRICT (PROPOSED PUD PLANNED UNIT DEVELOPMENT DISTRICT) TO ALLOW 38 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF ANN ROAD AND LAWRENCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-35-501-002.**

It was requested by the applicant to continue T-1258 to June 14, 2006.

ACTION: CONTINUED TO JUNE 14, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

24. **T-1259 (25570) COLTON & ALLEN. AN APPLICATION SUBMITTED BY ORION ENGINEERING ON BEHALF OF GRANT DEVELOPMENT COMPANY, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO ALLOW 43 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF ALLEN LANE AND DELHI AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-07-701-012, 139-07-701-014, 139-07-701-015, 139-07-701-016, 139-07-701-017, 139-07-701-018, 139-07-701-019, 139-07-701-020, 139-07-701-021 AND 139-07-701-022.**

It was requested by the applicant to continue T-1259 to June 14, 2006.

ACTION: CONTINUED TO JUNE 14, 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. 28 was heard next.

25. SPR-23-06 (25638) HUGHES NETWORK ANTENNA. AN APPLICATION SUBMITTED BY HUGHES NETWORK SYSTEMS ON BEHALF OF LEVEL 3 COMMUNICATIONS, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW AN EXPANSION TO AN EXISTING COMMUNICATION FACILITY. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF AEROJET WAY AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-02-703-007.

The application was presented by Robert Eastman, Principal Planner who stated the application was for a site plan review to allow an expansion of the existing communication center. The applicant was going to add a number of larger antennas to the existing array at Aerojet Way and Losee Road. The applicant is in compliance with the Industrial Design Standards; therefore, Staff is in support of SPR-23-06 subject to the following conditions:

1. That, unless otherwise approved through a variance, waiver or other approved method, this development shall comply with all applicable codes and ordinances.
2. Approval of SPR-23-06 does not include site plan approval of the development.
3. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
4. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
5. The property owner is required to sign a restrictive covenant for utilities.
6. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Department.

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 she 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

OLD BUSINESS

26. **SPR-16-06 (24932) CENTENNIAL & NOVAK. AN APPLICATION SUBMITTED BY DEVELOPMENT FUNDING GROUP ON BEHALF OF ILLIA FAMILY LIVING TRUST, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW 176 CONDOMINIUM UNITS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND NOVAK STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 123-29-101-011, 123-29-101-012 AND 123-29-101-013. (CONTINUED APRIL 12 AND 26, 2006)**

The application was presented by Jeremy Davis, Planner who stated this was an application for approval of a site plan review to develop a 176 unit multi-family development on 8.84 acres. The proposed development is appropriate for R-3 Multi-family Residential; however, the revised site plan dated May 8, 2006 does not meet the requirements of the Multi-family Development Standards including that the layout of the parking area should be redesigned to break up the continuous row of parking around the perimeter to eliminate the race track effect. The floor plans also show patios and balconies with an area of 42.25 square feet. While this meets the requirements for balconies, a minimum of 80 square feet is required for patios. In addition, the Parks Department indicated the applicant had not met with them to determine the amenities required for the development. In regards to the waiver request, the applicant requested a waiver of buffer landscaping along the eastern property line. Staff does not support that waiver request as a five foot planting bed does not provide a viable space for the planting of trees. Additionally, if the buffer landscaping were to be expanded, it could serve as open space; therefore, Staff was recommending continuance of SPR-16-06.

Bill Curran of Curran and Perry, 300 South 4th Street, Las Vegas, NV 89101 and George Garcia of G.C. Garcia, Inc., 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014 appeared on behalf of the applicant.

Mr. Garcia stated SPR-15-06 and SPR-16-06 created one parcel for Omega Development and is all designated as high density residential. The product is a for-sale residential condominium product which consists of a unique design, and has the look of a townhome product with a private area with a courtyard patio area and each unit has its own entrance and stairway. The site design issues relate to both applications, SPR-15-06 and SPR-16-06. Both projects are interconnected with driveways that match up. The project has continuity in terms of circulation for emergencies as well as the residents. One of the issues was the separation from the Union Pacific Railroad. An appropriate land use separation and buffer was provided with a 14 foot high wall, a raised planter bed six feet high and then the carports. On the other side of the wall there is an open drainage channel and then the railroad. To the south, where the existing residents were, they created a

separation to maximize the distance. They have two story units with the buildings turned so the narrowest profile is to the existing homes to try to maximize the separation. The closest point to the existing home is approximately 70 feet. The perimeter landscaping has been placed so it would be the most benefit to the interior open space areas. He did not feel a trail was appropriate next to the railroad tracks. He stated they had met with Parks & Recreation and they were satisfied with the plan. The only concern was that the open space calculation was met.

Mr. Curran addressed Condition No. 18, which required a Fire Department approval of safety measures for the potential hazardous materials transported by rail. He felt the condition was open-ended, with no standards or guidelines as to what was required or how it could be approved or denied and was problematic when going for financing for the project. He submitted a report prepared by Shermer Engineering, who specializes in fire protection and safety engineering. The report notes there were no code requirements in the area that would provide anything mandatory or would provide any guidance for how it should be considered. A risk analysis was done noting several points: First it was an area where trains are in routine transit; they are not switching and contents are not in storage. Incidents involving rail shipment are very infrequent. It also points out that safety of hazmat rail transportation is the responsibility of the railroads and the tank car manufacturers and both are highly regulated by the Federal Government for the safety of the public. Shermer Engineering was also asked to look at the possible installation of monitoring devices that could detect if there had been any kind of spill that generated gases, so the residents could be warned in advance. They found there were sixteen separate classes of hazardous materials and more than seven thousand types of hazardous materials and there was no commercially available device that could monitor all of them. Mr. Curran read the conclusion of the report: "because of the efforts of the railroad and the tank car manufacturer, along with the distance of the Monte Verde residences to the railroad, Shermer Engineering can state that Monte Verde residences is safely built and that the close proximity to the railroad is very much an acceptable risk." He noted that was not a surprising finding, as it was consistent with what other municipalities in Southern and Northern Nevada and across the country have done. He understood rail carried many things, but there were also a lot of regulators in charge of it and who dealt with it and the incidences of accidents were very remote. He asked that Condition No. 18 be deleted and stated he concurred with the new conditions recommended by the Parks and Recreation Department as shown in memo dated May 24, 2006.

Chairman Jay Aston asked Staff to explain the "racetrack" effect referred to in the Staff Report. Mr. Davis explained the description of the "racetrack" effect was the circular pattern that the parking lot had and how you could drive around in a continuous circle around the edges of the property without any breakup of landscaping, buildings or diversions. Chairman Aston asked if there were any traffic calming devices to slow down the traffic. Chairman Aston asked which parcel was being discussed. Mr. Davis responded it was the western parcel, which was the square one. Chairman Aston asked the applicant how the traffic issue was being addressed. Mr. Garcia responded, in terms of speeding,

along the southern property line, there are landscaped islands and they would be willing to put in speed humps. The primary goal was to create two story and three story building with as much buffering to the residents to the south as possible. Chairman Aston was confused about Item No. 2 on the Staff Report regarding the balconies and patios and asked for an explanation. Mr. Davis explained the minimum balcony size for the upper story units was 40 square feet; however, ground floor units were required to have a minimum of an 80 square foot patio, so the 80 square feet would be for the ground floor patios. Mr. Garcia explained the courtyard area, which consisted of two six and one half foot areas and in between there was another 42 feet across, so there was more than 80 square feet in the courtyard area. Chairman Aston asked about the revision submitted May 8, 2006, which the Fire Department and Public Works had not had the opportunity to review and asked the applicant what revisions had been submitted. Mr. Garcia responded most of the revisions were to clarify the open space requirements and whether they had been met and how the calculations were done and there were slight adjustments made to the perimeter waiver areas. Parks and Recreation had no major issues and the one point was the two conditions that Mr. Curran addressed. Chairman Aston stated the conditions would cover any concerns and speed humps could be added to stop the "racetrack" effect, unless there were other concerns from Staff.

James Frater of the Fire Department stated the Fire Department, as a policy, does not accept speed humps as it delays their response time, so it potentially adds minutes. There are other methods that may be acceptable for traffic calming measures.

Clete Kus of Public Works stated the City's Traffic Parking Advisory Committee has adopted guidelines in terms of acceptable traffic calming measures and a condition was formulated to address the concern of the "racetrack" effect and would work with the applicant to select the most appropriate traffic calming measures that would remedy any sort of racing through the property.

Commissioner Dean Leavitt asked James Frater of the Fire Department how he felt about the report submitted from Shermer Engineering. Mr. Frater responded he had not had an opportunity to review the report so it was difficult for him to comment. He stated Shermer Engineering was an acceptable company to prepare the report. The acceptable risk, in the Fire Department's opinion, was set by City Council when the land was zoned industrial and that represents generally a lower population than the high density residential. The occupants, both primarily adults, and generally awake, so can respond much more quickly to an incident, whereas, with the high density residential, there is a higher population, there are occupants that could be asleep, children, elderly who may not be aware or able to react to that kind of situation and from an evacuation standpoint, the industrial area, for the sake of argument, may take eight minutes to evacuate that facility if it were industrial, where, in their opinion, due to the greater population, the other issues mentioned with the high density residential, that the evacuation would take longer, which represents a greater risk of life, loss or injury because of the additional time the population and fire fighters were exposed to that event. As far as it being considered an acceptable risk, from the standpoint

of the Fire Department, the acceptable risk was industrial; the intent of the condition was to try to get some measures in place so they could try to reduce the evacuation time the high density residential represents.

Mr. Garcia stated the key issue was that Staff believed the baseline was industrial development. About two years ago, the issue was addressed at length, when the first project along the railroad came in and Council made a determination, based on a lot of extensive information from Planning, Fire, himself, Mr. Gronauer, and the applicant, about the residential and its appropriateness next to the railroad. Council made a determination that residential near the railroad tracks was absolutely appropriate with the 240 foot setback. The report from Shermer Engineering reaffirms the determination made by Council approximately two years ago.

Commissioner Angelo Carvalho stated throughout the United States there is a lot of residential area with rail systems next to them. Trains descend their speed going through town. In the area being discussed, the rail is straight and on flat ground and he felt there was a compromise that could be reached.

Commissioner Harry Shull asked what conditions were being recommended.

Robert Eastman, Principal Planner stated the following modifications were recommended:

Condition No. 2.e amended to read: "Landscape buffers, along the eastern property line may be reduced from 20 feet to five feet. In addition, parking lot islands shall be shown on the revised site plan and will contain one tree diamond every three parking spaces".

Condition No. 2.c was corrected to read: "Balcony areas which are a minimum of 40 square feet in size".

Condition No. 2.d was corrected to read: "Patio areas which are a minimum of 80 square feet in size".

Condition No. 22, which was a standard condition used in a number of developments along the railroad tracks, was added: "Measures to achieve a noise level reduction from outdoor to indoor of 25 decibels must be incorporated into the design and construction".

Condition No. 23 was added to read: "Traffic calming measures shall be incorporated into the site design subject to review and approval by the Traffic Engineer".

Chairman Aston asked the applicant if he agreed with the conditions. Mr. Garcia responded he was in agreement with the amended conditions.

Commissioner Harry Shull made a motion to approve SPR-16-06 subject to Staff's recommended conditions with the modifications read into the record.

Mr. Curran asked if the motion also included the deletion of Condition No. 18.

Mr. Frater recommended the item be continued as he had not had a chance to read the report submitted by Shermer Engineering and what he gathered from the applicant, the report did not address Condition No. 18. It did not provide any measures mitigating or recommendations other than the recommendation that nothing was required. He felt the report addressed the attempt to delete Condition No. 18 because the argument was that it was not needed.

Mr. Curran stated Mr. Frater was correct; they were asking that Condition No. 18 be deleted because, not only is it not needed, part of it approached being impossible to comply with. They have addressed this issue before and have already agreed to some things that were unprecedented, as far as the walkie talkie radio system so people could be notified, and the very high wall to prevent anything from coming across it.

Mr. Frater stated the applicant had the opportunity to address Condition No. 18 and come up with acceptable measures mitigating the situation prior to the meeting. They had the option to meet with the Fire Department, but did not and Shermer Engineering did not meet with the Fire Department. He had one meeting with Mr. Garcia, where he asked what type of things they were looking for and at that time additional telephones, voice evacuation system, and other things that may be acceptable were discussed, but did not come to a conclusion. If it was the Commission's desire for a continuance, they would do their best to define the condition and talk with Shermer Engineering to come up with an acceptable solution, so the applicant would have a better comfort level as to what the condition meant.

Commissioner Carvalho asked if the application could be moved forward by putting in a stipulation that if it was not approved by the Fire Department, it would be null and void.

Commissioner Shull asked if the application was continued to June 14, 2006, if the problem could be resolved.

ACTION: CONTINUED TO JUNE 14, 2006

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: Vice-Chairman Cato

ABSTAIN: None

- 27. SPR-15-06 (24955) CENTENNIAL & UPRR. AN APPLICATION SUBMITTED BY OMEGA DEVELOPMENT ON BEHALF OF CENTENNIAL LAMB LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-3 MULTIFAMILY RESIDENTIAL DISTRICT TO ALLOW 360 CONDOMINIUM UNITS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND UPRR. THE ASSESSOR'S PARCEL NUMBERS ARE 123-29-101-008 AND 123-29-501-001. (CONTINUED APRIL 12 AND 26, 2006)**

Since Item No. 26, SPR-16-06, was continued to June 14, 2006, it was recommended SPR-15-06 be continued to June 14, 2006

ACTION: CONTINUED TO JUNE 14, 2006

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

Item No. 29 was heard next.

- 28. SPR-10-06 (24698) DECATUR & TROPICAL. AN APPLICATION SUBMITTED BY WORLDMARK INC. ON BEHALF OF DECATUR TROPICS LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-2 GENERAL COMMERCIAL DISTRICT TO WAIVE THE REQUIREMENT OF THE BUILDING ORIENTATION. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF DECATUR BOULEVARD AND RICE AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-204-001, 124-30-204-002 AND A PORTION OF 124-30-204-005. (CONTINUED MARCH 22, APRIL 12, AND MAY 10, 2006)**

It was requested by the applicant to continue SPR-10-06 to June 14, 2006.

ACTION: CONTINUED TO JUNE 14, 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. 30 was heard next.

29. UN-34-06 (25164) BARDON RECYCLE CENTER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY FREHNER CONSTRUCTION COMPANY, INC. (DBA BARDON MATERIALS), PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A RECYCLING CENTER WITH OUTSIDE ACTIVITIES OR STORAGE. THE PROPERTY IS LOCATED AT 124 WEST BROOKS AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-15-501-011, 139-15-501-013 AND 139-15-501-020. (CONTINUED APRIL 26 AND MAY 10, 2006)

The application was presented by Robert Eastman, Principal Planner who stated the application was for a use permit to allow an outdoor recycling and manufacturing facility. The applicant met with the Public Works Department and had resolved their concerns. The Public Works Department submitted a revised memorandum recommending approval. Staff is recommending approval of UN-34-06 subject to the following conditions, one of which is to require the storage of material to be at or below the height of the screen wall. The recommended conditions are as follows:

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-34-06 is site specific and non-transferable.
3. Approval of a traffic study is required.
4. The property owner is required to grant a roadway easement for commercial driveway(s).
5. The property owner is required to sign a restrictive covenant for utilities.
6. A merger and resubdivision parcel map must be filed to create the proposed parcel.
7. The applicant may be required to construct a commercial driveway.
8. After requiring approval from the Clark County Department of Air Quality Management, the applicant shall submit a dust control/mitigation plan to the Department of Public Works for review and approval by the department prior to the issuance of any permits.
9. Storage of material shall not exceed the height of the required screen wall.

Mark Miller of Bardon Materials, 4040 Frehner Road, North Las Vegas, NV stated he had concerns with the condition regarding the screen wall.

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

Chairman Aston closed the Public Hearing.

Mr. Miller stated it was his understanding the screen wall was to buffer uses that would be less intense. City View Park was to the northeast of the parcel and the parcel to the east was a City of North Las Vegas parcel and the businesses on the south side of Brooks Avenue. The line of site from the south side of Brooks Avenue would make it impossible to see the stock piles of 25 feet. There would be no views observed to the south and the views from the northeast corner, at City View Park, they would propose to install an eight foot masonry wall and extend it to the corner on the eastern boundary and also install pine trees to obscure the use from the northeast corner.

Sam Dunnam, 3471 West Oquendo, the civil engineer on the project asked for clarification on Condition No. 5. He also did not agree with Condition No. 6 as the Republic Services parcel to the north, is one use but there are six parcels. They are using more than one parcel, which have different loans and to combine them into one parcel, the lenders would have to sign off on the parcel map and they would not want to sign a document that takes an encumbered two acre parcel, which converts it to seven acres and then if they have to default on the loan, they could not take back their property.

Randy Cagle of Public Works stated the Restrictive Covent for Utilities was a document that stated if they build any future buildings on the property, that each building would have its own water service, which was imposed by the Utilities Department. Mr. Dunnam stated he agreed with that. Mr. Cagle stated Condition No. 6 could be deleted.

Mr. Eastman stated, for the record, there were two letters of opposition and one letter of support from the neighboring properties, who were not able to attend the meeting; however, if it is the Commission's desire for approval, the following amendments and conditions were recommended:

Condition No. 6 be deleted; Condition No. 9 amended to read: "Storage of material shall not exceed 45' in height"; and Condition No. 10 added to read: "A 12' decorative screen wall shall be built around the perimeter of the site".

Chairman Aston asked if the 12 foot wall would all be CMU or if the upper portion could be screened wrought iron. Mr. Eastman stated it would only need to be decorative according to code, which was the portion along the park site and the portion along the street frontage; the rest could be smooth face CMU. If the property abuts other storage, walls are not required. Mr. Eastman stated the wall would be required along the eastern side and along Brooks Avenue. Mr. Miller stated the existing building on Brooks Avenue effectively screens all use from the south. The wall, except for an entrance gate, the existing building would block those views, so the wall on the south side would not be necessary, so they

would be talking about a 12 foot wall to shield the tanks. Mr. Eastman stated he would remove Condition No. 10.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 6 AND CONDITION NO. 9 AMENDED TO READ:

9. STORAGE OF MATERIAL SHALL NOT EXCEED 45' (45 FEET) IN HEIGHT.

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

30. **SPR-18-06 (25139) CENTENNIAL POINTE. AN APPLICATION SUBMITTED BY THE STRATTON GROUP ON BEHALF OF CENTENNIAL GROUP. LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-3 MULTIFAMILY RESIDENTIAL DISTRICT TO ALLOW 201 MULTI-FAMILY UNITS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF GOLDFIELD STREET AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-701-002, 124-22-701-003, 124-22-701-004, 124-22-701-005 AND 124-22-701-008. (CONTINUED APRIL 26 AND MAY 10, 2006)**

It was requested by the applicant to continue SPR-18-06 to June 14, 2006.

ACTION: CONTINUED TO JUNE 14, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

31. **T-1253 (25140) CENTENNIAL POINTE. AN APPLICATION SUBMITTED BY THE STRATTON GROUP ON BEHALF OF CENTENNIAL GROUP, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-3 MULTIFAMILY RESIDENTIAL DISTRICT TO ALLOW 201 CONDOMINIUMS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF GOLDFIELD STREET AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-701-002, 124-22-701-003, 124-22-701-004, 124-22-701-005 AND 124-22-701-008. (CONTINUED APRIL 26 AND MAY 10, 2006)**

It was requested by the applicant to continue T-1253 to June 14, 2006.

ACTION: CONTINUED TO JUNE 14, 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

There was no public participation.

DIRECTOR'S BUSINESS

Planning & Zoning Director Jory Stewart reminded the Commissioners of the Workshop May 31, 2006 at 6:00 p.m. in the Aliante Library meeting room.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 9:28 p.m.

APPROVED: June 28, 2006

/s/ Jay Aston
Jay Aston, Chairman

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