

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

May 26, 2010

BRIEFING: 5:35 P.M., Conference Room, North Las Vegas City Hall, 2200 Civic Center Drive

CALL TO ORDER: 6:01 P.M., Council Chambers, North Las Vegas City Hall, 2200 Civic Center Drive

WELCOME: Chairman Dean Leavitt

ROLL CALL: Chairman Dean Leavitt - Present
Vice-Chairman Steve Brown - Present
Commissioner Jay Aston - Present
Commissioner Jo Cato - Present
Commissioner Dilip Trivedi - Present
Commissioner Laura Perkins - Present
Commissioner Joseph DePhillips - Present

STAFF PRESENT: Frank Fiori, P & Z Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Sandra Morgan, Deputy City Attorney
Lorena Candelario, PW Real Property Mgmt.
Eric Hawkins, Public Works
Mike Steele, Fire Department
Jose Rodriguez, Police Department

Doug Bergstrom, Utilities
Jo Ann Lawrence, Recording Secretary

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Commissioner Joseph DePhillips

PUBLIC FORUM

There was no public participation.

MINUTES

• **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING
OF APRIL 28, 2010.**

ACTION: APPROVED

MOTION: Commissioner Perkins

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: Chairman Leavitt and Commissioner DePhillips

NEW BUSINESS

1. **AMP-06-10 (41073) CRAIG RANCH REGIONAL PARK (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS ON BEHALF OF NORTH LAS VEGAS PROPERTY LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT TO CHANGE THE CURRENT DESIGNATION OF THE NORTHERN 18 ACRES OF MIXED USE NEIGHBORHOOD TO OPEN SPACE. THE PROPERTY IS GENERALLY LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-03-201-004.**

Item Nos. 1 and 2 were presented together.

The application was presented by Marc Jordan, Planning Manager who explained, according to the Comprehensive Plan, parks and open space areas are the designated uses for open space. The City was planning to incorporate the property into the Craig Ranch Regional Park which was currently under development. Staff was recommending approval of AMP-06-10 and ZN-06-10.

Chairman Dean Leavitt opened the Public Hearing. There was no public participation.

Chairman Leavitt closed the Public Hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Brown

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

2. **ZN-06-10 (41078) CRAIG RANCH REGIONAL PARK (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS ON BEHALF OF NORTH LAS VEGAS PROPERTY LLC, PROPERTY OWNER, FOR A RECLASSIFICATION OF PROPERTY OF THE NORTHERN 18 ACRES FROM A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO PSP, PUBLIC/SEMI-PUBLIC DISTRICT. THE PROPERTY IS GENERALLY LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-03-201-004.**

Item Nos. 1 and 2 were presented together.

The application was presented by Marc Jordan, Planning Manager who explained, according to the Comprehensive Plan, parks and open space areas are the designated uses for open space. The City was planning to incorporate the property into the Craig Ranch Regional Park which was currently under development. Staff was recommending approval of AMP-06-10 and ZN-06-10.

Chairman Dean Leavitt opened the Public Hearing. There was no public participation.

Chairman Leavitt closed the Public Hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Brown

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

3. **AMP-07-10 (41074) NORTH LAS VEGAS PROPERTY, LLC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS ON BEHALF OF NORTH LAS VEGAS PROPERTY LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT TO CHANGE THE CURRENT DESIGNATION OF MIXED USE NEIGHBORHOOD TO NEIGHBORHOOD COMMERCIAL. THE PROPERTY IS GENERALLY LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-03-201-004 AND 139-03-201-005.**

Item Nos. 3 and 4 were presented together.

The application was presented by Marc Jordan, Planning Manager who explained under the Comprehensive Plan, neighborhood commercial areas should be in direct relationship to residential communities in an accessibility scale and character and should also be located at the intersection of two 80 foot streets. Craig Road and Commerce Street were 80 foot or wider and Staff believed the proposed land use designation would support the residential in the nearby area to the east and also be compatible with the adjacent park and the future development of the area to the north. Staff was recommending approval of AMP-07-10 and ZN-07-10.

Chairman Dean Leavitt opened the Public Hearing. There was no public participation.

Chairman Leavitt closed the Public Hearing..

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Brown

SECOND: Commissioner DePhillips

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

NAYS: None

ABSTAIN: None

4. **ZN-07-10 (41079) NORTH LAS VEGAS PROPERTY, LLC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS ON BEHALF OF NORTH LAS VEGAS PROPERTY LLC, PROPERTY OWNER, FOR A RECLASSIFICATION OF PROPERTY FROM A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT. THE PROPERTY IS GENERALLY LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-03-201-004 AND 139-03-201-005.**

Item Nos. 3 and 4 were presented together.

The application was presented by Marc Jordan, Planning Manager who explained under the Comprehensive Plan, neighborhood commercial areas should be in direct relationship to residential communities in an accessibility scale and character and should also be located at the intersection of two 80 foot streets. Craig Road and Commerce Street were 80 foot or wider and Staff believed the proposed land use designation would support the residential in the nearby area to the east and also be compatible with the adjacent park and the future development of the area to the north. Staff was recommending approval of AMP-07-10 and ZN-07-10.

Chairman Dean Leavitt opened the Public Hearing. There was no public participation.

Chairman Leavitt closed the Public Hearing..

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Brown

SECOND: Chairman Leavitt

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

NAYS: None

ABSTAIN: None

5. **AMP-08-10 (41114) NORTH LAS VEGAS PROPERTY, LLC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS ON BEHALF OF NORTH LAS VEGAS PROPERTY, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT TO CHANGE THE CURRENT DESIGNATION OF MIXED USE NEIGHBORHOOD TO COMMUNITY COMMERCIAL. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-03-201-006.**

Item Nos. 5 and 6 were presented together.

The application was presented by Marc Jordan, Planning Manager who explained the Comprehensive Plan designated community commercial areas for large and mid-size retail establishments and though this was a small parcel, just slightly over two acres, overall when looking at the larger picture, when the commercial sites develop, as well as the adjacent site developed, they would most likely have shared driveways, cross access, reciprocal parking and would develop into more or less a mid-size commercial center when taking into account the 18 acres adjacent to it. Services would also be provided to the adjacent residential and would be compatible with the adjacent commercial and the park. Staff was recommending approval of AMP-08-10 and ZN-08-10.

Chairman Dean Leavitt opened the Public Hearing. There was no public participation.

Chairman Leavitt closed the Public Hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Brown

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

6. **ZN-08-10 (41113) NORTH LAS VEGAS PROPERTY, LLC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS ON BEHALF OF NORTH LAS VEGAS PROPERTY, LLC, PROPERTY OWNER, FOR A PROPERTY RECLASSIFICATION FROM PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO A C-2, GENERAL COMMERCIAL DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-03-201-006.**

Item Nos. 5 and 6 were presented together.

The application was presented by Marc Jordan, Planning Manager who explained the Comprehensive Plan designated community commercial areas for large and mid-size retail establishments and though this was a small parcel, just slightly over two acres, overall when looking at the larger picture, when the commercial sites develop, as well as the adjacent site developed, they would most likely have shared driveways, cross access, reciprocal parking and would develop into more or less a mid-size commercial center when taking into account the 18 acres adjacent to it. Services would also be provided to the adjacent residential and would be compatible with the adjacent commercial and the park. Staff was recommending approval of AMP-08-10 and ZN-08-10.

Chairman Dean Leavitt opened the Public Hearing. There was no public participation.

Chairman Leavitt closed the Public Hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Brown

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

7. VN-03-10 (40959) REHABILITATION CHILDREN'S AREA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ADAN CASTILLO ON BEHALF OF IGLESIA DE DIOS NORTH LAS VEGAS, PROPERTY OWNER, FOR A VARIANCE IN AN R-1, SINGLE FAMILY RESIDENTIAL DISTRICT TO ALLOW A SEVEN (7) FOOT SIDE AND REAR YARD BUILDING SETBACK WHERE A 50 FOOT SIDE AND REAR YARD BUILDING SETBACK IS THE MINIMUM REQUIRED. THE PROPERTY IS LOCATED AT 3028 HADDOCK AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-13-810-001, 139-13-810-002, 139-13-811-001, 139-13-811-004 AND 139-13-811-005.

The application was presented by Marc Jordan, Planning Manager who explained the applicant was requesting a seven foot setback on the rear and a seven foot setback on the side, where 50 feet was normally required. The church recently purchased the parcels to the east and at one time there was an accessory building on the property which was for a residential dwelling units built in compliance with the setbacks, but now that the church had acquired the property and was proposing to expand it into their use, the setbacks for church use changed from the three or five foot for an accessory use to 50 feet. Staff had no objections to the variance for the rear area, as there was a drainage channel and commercial to the north and also has no objection to the seven foot side yard setback as it did not seem practical to make the applicant tear down the building and rebuild it in another location. Staff was recommending approval of VN-03-10 only in part. In part of the development, the applicant was proposing to expand the accessory building on the east side and were also asking consideration to increase the variance setback, which Staff was not supporting, as it was viewed as a substantial expansion to the existing commercial use and typically all the commercial setbacks would apply. Staff was recommending approval of VN-03-10 for the existing building only with the following conditions:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes, ordinances.
2. That the following building setbacks will apply:
 - a. That the minimum required side yard setback for the proposed building shall be seven (7) feet and shall be limited to the existing building's footprint along the building's east elevation, and
 - b. That the minimum required rear yard setback for the proposed building shall be seven (7) feet.
3. The applicant shall install security lighting to help reduce the chance of criminal activity for the area between the perimeter wall along the eastern property line and the proposed building's east elevation.

Adan Castillo, 344 Century Drive, Las Vegas, NV 89110 appeared on behalf of the applicant explaining they tried to extend the building to the south due to the residential issues on the east side of the property and was willing to follow Staff recommendations.

Chairman Dean Leavitt opened the Public Hearing. There was no public participation.

Chairman Leavitt closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

8. **UN-31-10 (40958) REHABILITATION CHILDREN'S AREA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ADAN CASTILLO ON BEHALF OF IGLESIA DE DIOS NORTH LAS VEGAS, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT TO ALLOW AN EXPANSION TO AN EXISTING CHURCH. THE PROPERTY IS LOCATED AT 3028 HADDOCK AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-13-810-001, 139-13-810-002, 139-13-811-001, 139-13-811-004 AND 139-13-811-005.**

The application was presented by Marc Jordan, Planning Manager who explained Staff was recommending continuance of UN-31-10 partly due to the approval of VN-03-10. With the site plan submitted and with the way the variance was approved, the site plans required revisions. The applicant must provide a site plan that does not show the expansion to the existing building and Staff had some concerns with the way the site was designed. The applicant showed angled parking that does not comply with the minimum drive isle width of at least 20 feet. The drive isles shown on the plan were approximately 12 feet and there were concerns there would be traffic conflicts within the site. The building expansion was not approved as part of the variance, so it must be removed and the applicant is required to provide a site plan showing how the site would be designed with the area removed. Staff had done some research and part of the use permit approved in 2000, gave the church three waivers, one was to allow six feet of perimeter landscaping between the parking lot and Haddock Avenue and though the applicant did not request it, Staff would recommend that the waiver be carried over into the expansion area to be consistent with what had already been done. The second waiver was to eliminate any landscaping at the end of the parking rows, which was also consistent with the previous use permit and the third was to not require a landscape berm or decorative wall between the parking areas and the rights-of-way, which was also consistent with prior approvals on the site. The plan also does not show the property landscaped in front of the building and the sidewalk in front of the building and the Commercial Design Standards require at least six feet of foundation landscaping and a five foot sidewalk and the site plan shows a four foot sidewalk and two feet of foundation landscaping. The building elevations submitted were adequate, except the architectural theme should also be provided at the rear of the building, so revised elevations should be submitted. Staff was recommending that UN-31-10 be continued to allow the applicant time to redesign the site.

Adan Castillo, 344 Century Drive, Las Vegas, NV 89110 appeared on behalf of the applicant indicating they were agreeable to continuing the application to redesign the site and asked that the application be continued to August 11, 2010.

Commissioner Dean Leavitt opened the Public Hearing. There was no public participation.

Commissioner Leavitt indicated the Public Hearing would remain open.

ACTION: CONTINUED TO AUGUST 11, 2010

MOTION: Vice-Chairman Brown

SECOND: Commissioner DePhillips

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

NAYS: None

ABSTAIN: None

9. **UN-32-10 (40999) SILVER NUGGET CONVENTION CENTER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ALMAD. CORONA ON BEHALF OF SILVER NUGGET GAMING LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN R-A/CHE, REDEVELOPMENT AREA/CASINO/HOTEL/ENTERTAINMENT SUBDISTRICT TO ALLOW AN "ON-SALE" ESTABLISHMENT (FULL LIQUOR ON-SALE). THE PROPERTY IS LOCATED AT 2140 NORTH LAS VEGAS BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-23-601-025.**

The application was presented by Robert Eastman, Principal Planner who explained the applicant was proposing to use the convention center to host events and since the applicant was leasing the space, they need their own special use permit and liquor license. As the Silver Nugget is allowed, under normal circumstances, to have liquor at the same location, Staff did not feel it would be an increase in the detriment to the neighborhood; therefore, were recommending approval of UN-32-10 with the following conditions:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. That the "on-sale establishment" (full liquor on-sale) shall be limited to the Silver Nugget convention area.

Alma Corona, 2140 North Las Vegas Boulevard, North Las Vegas Nevada 89030 indicated she concurred with Staff recommendation.

Chairman Dean Leavitt opened the Public Hearing. There was no public participation.

Chairman Leavitt closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;
FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL
CONSIDERATION

MOTION: Vice-Chairman Brown

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

10. **ZN-04-05 (41011) RIVERWALK COVE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D R HORTON INC., PROPERTY OWNER, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW A 14 FOOT REAR YARD SETBACK WHERE A 15 FOOT REAR YARD SETBACK IS THE MINIMUM REQUIRED. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF VALLEY DRIVE AND TROPICAL PARKWAY. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-210-001 THROUGH 124-30-210-159 AND 124-30-210-163 THROUGH 124-30-210-169.**

Items Nos. 10 and 11 were presented together.

The application was presented by Robert Eastman, Principal Planner who explained with the amendment to the PUD, the applicant was requesting to reduce the rear setbacks from 15 feet to 14 feet, which amends one of the conditions of approval for the PUD. With the final development plan, the applicant was proposing different building models for the development. Currently, the site contains 159 lots of which 40 are either under construction or previously built. The proposed models the applicant was showing were one story units and what was previously approved, were two story units. The applicant was requesting a reduction in the rear setback because their one story product took up more lot size than the two story models originally approved for the development. Staff's concern was that the existing and approved homes and models for the lots that were already developed, were a very different product than what was being proposed for the remaining portion. The existing models were larger homes with more architectural variation and articulation and appeared to be a very different price point and a superior model which have set the tone for the neighborhood. The new models being proposed, while both one story, also have less architectural variation and have a different flavor and feel. It was Staff's opinion that the existing homes had already set the tone for the neighborhood and the proposed models changed the neighborhood characteristics and feel; therefore, Staff does not support the proposed models and because the models were not supported, a need was not seen to approve the variance or the final development plan as requested. Staff was recommending denial of ZN-04-05 and FDP-08-05.

Todd Steadham, 5747 South Arville, Las Vegas, NV appeared on behalf of the applicant giving an overview of what they were trying to accomplish with the application. He explained in 2005 D.R. Horton had an application approved for the Riverwalk community, which was located at Tropical Parkway and Centennial Parkway. The Cove project has 159 mapped lots and they also had another community called Crossing. Cove has been selling since 2007 and roughly 21 of the 159 lots had been sold and in the Crossing community, there were 93 lots available and was completely sold out, as it was a popular product. The applicant wanted to utilize the floor plans from the Crossing subdivision to complete the Cove subdivision. As a part of that, there were three single story and one two

story models from Crossing that they would like to offer in the Cove community and two of the four footprints required a reduced setback, from 15 feet to 14 feet.

Dave Jennings, 330 Carousel Parkway, Henderson, NV 89014 explained with the change in the market throughout the valley and elsewhere, they were searching for the best way to make the product offered viable so they could finish the development. It has been their experience that a completed community was a better situation for the homeowners than a partially completed one. In the Crossing community, from January 2008 to date, they have sold and closed roughly 70 homes and in the Cove community, they have sold and closed approximately 17 homes in the same time period. The product in the Crossing community was preferable, so they would like to offer that product in the Cove community, as it was a win win situation for the builder and the members of the community and it was more likely the community would be completed in a timely manner than if they continued to build the Cove product currently being offered. The lots the Crossing product would be placed on would be separated from the Cove product, which had already been built, so there would be a portion of the community with two story homes and the other portion would have a mix of single and two story homes. It was better for the community to go from two story to single story than the reverse and there had been no objections, from the current residents of the Cove community, to the proposed change. He admitted the product being offered was different, but the basic architectural style would be the same and they would use the same color scheme so there would not be a glaring difference from one section of the community to the other.

Chairman Dean Leavitt opened the Public Hearing. There was no public participation.

Chairman Leavitt closed the Public Hearing.

Vice-Chairman Steve Brown commented that with a PUD, which was different than an R-1 or R-2 community and changing the product being offered was an important issue, one where he did not want to see the quality of the community decreased, it should be the same or better. He was not concerned with decreasing the setback by one foot or going to a one story product, but he had a problem with the architecture of the homes being substantially different and asked to see photos of the product being offered.

Mr. Jennings agreed the architecture was different but the basic style would be the same and the colors would be the same and the roof style would be similar, with stucco construction.

Vice-Chairman Brown agreed with Staff recommendation.

Commissioner Dilip Trivedi stated from the photos, it appeared on the Cove product the garage was flush with the house and the Crossing product had snout like garages projecting on the front of the homes and preferred the garages to be flush with the house

or not have as much prominence as shown in the Crossing models and was opposed to the application.

Mr. Jennings stated it had been their experience, based on the sales numbers for the two communities, the Crossing was a more popular product, so for various reasons, not just architectural features, people liked it more and they typically got a higher per square foot price than for the Cove product and there were similar features on the two products. He pointed out the two products would be largely separate rather interspersed throughout the community.

Commissioner Jo Cato asked if the proposed single-story product would be specific to certain lots or if a buyer would choose a lot and their model of choice.

Mr. Jennings responded it was a combination of both. In some situations they would let the buyer choose their lot and model and in some instances they would build specs, knowing some people would rather buy a partially completed home, as there would not be as long of a wait.

Commissioner Cato knew they had approved this type of application previously, but there was a mix of single and two story homes so the development had a balanced appearance.

Mr. Jennings confirmed there would be a mix of single and two story homes to balance to appearance of the community.

Commissioner Jay Aston asked if there were currently any single story homes in the Cove development.

Mr. Jennings responded there were not.

Commissioner Aston asked if there was a two story plan they had sold more of than the others.

Mr. Jennings did not know, but they planned to build roughly half two story and half single story homes.

Commissioner Aston was concerned developer wanted to introduce a single story product that would completely dominate an existing two story community and he was more inclined to limiting the single story homes to 50 percent of the development and suggested taking the two most popular single story plans and the two most popular two story plans to get more of a mix for the community.

Mr. Jennings stated there were only 21 one of 159 homes that had been sold, but there were some being constructed, which brought the total to 40, so it was still a small percentage of the community that were two story. He understood Commissioner Aston's reasoning but there were relatively few homes that had been sold in the Cove Community.

Vice-Chairman Brown asked the price point of the proposed models versus the price point for the current homes.

Mr. Jennings responded homes in the Cove were selling at \$80 per square foot and the Crossing single story with the frog (frog is the flex room over the garage, which was considered a two story) was selling for \$100 to \$105 per square foot.

Vice-Chairman Brown suggested the application be continued to allow the applicant to embellish the single story models, so they conformed to the existing product in the Cove development.

Mr. Jennings was not sure how the homes would be embellished to match the Cove product and explained they had the gingerbread on them.

Vice-Chairman Brown did not feel the Crossing product was comparable to what was existing at the Cove and agreed with Commissioner Aston, there should be more of a mix of two story and single story homes.

Mr. Jennings showed the different roof lines which would be visually attractive and were very similar in appearance to several of the higher lines.

Commissioner Brown asked the square footage.

Mr. Jennings responded the square footage of the Crossing product ranged from 1450 to 2320 and the square footage of the Cove product ranged from 1800 to 2400.

Commissioner Brown was not in support of the application as presented, but if the applicant were to make some changes he could consider it.

Chairman Dean Leavitt agreed with Commissioner Aston, but also could support Commissioner Brown and felt it was important to work with the developers to bring the ability for them to have viable products, but also wanted to maintain the lifestyle they were working to create, control and protect in North Las Vegas.

Commissioner Trivedi asked if the application was approved, if the applicant was locked into how many of each model would be built.

Mr. Eastman responded when a final development plan was approved, the applicant was not locked into how many of each model could be built; but, the Commission had the right to add a condition, either by adding a ratio, or if the applicant did not mind, continuing the application for two weeks to allow Staff to work with the applicant to determine which models would be built.

Commissioner Trivedi asked the applicant if he was willing to continue the application.

Mr. Jennings responded he was willing to continue the application for two weeks.

ACTION: CONTINUED TO JUNE 9, 2010

MOTION: Vice-Chairman Brown

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

11. **FDP-08-05 (41012) RIVERWALK COVE. AN APPLICATION SUBMITTED BY D R HORTON INC., PROPERTY OWNER, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED FINAL DEVELOPMENT PLAN IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO AMEND THE FLOOR PLANS AND ELEVATIONS FOR THE RIVERWALK COVE DEVELOPMENT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF VALLEY DRIVE AND TROPICAL PARKWAY. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-210-001 THROUGH 124-30-210-159 AND 124-30-210-163 THROUGH 124-30-210-169.**

Due to the action taken on Item No. 10, ZN-04-05, the applicant agreed to continue FDP-08-05.

ACTION: CONTINUED TO JUNE 9, 2010

MOTION: Vice-Chairman Brown

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

There was no report given

CHAIRMAN'S BUSINESS

Commissioner Dilip Trivedi inquired if Staff had any information on Community Gardens being made available in the City, possibly at Craig Ranch Regional Park.

Planning and Zoning Director Frank Fiori responded he would follow-up on it.

ADJOURNMENT

The meeting adjourned at 7:01 p.m.

APPROVED: June 23, 2010

/s/ Dean Leavitt
Dean Leavitt, Chairman

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