

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

January 9, 2013

BRIEFING: 5:35 P.M., Caucus Room, 2250 Las Vegas Boulevard North, North Las Vegas, Nevada

CALL TO ORDER: 6:04 P.M., Council Chambers, 2250 Las Vegas Boulevard North, North Las Vegas, Nevada

WELCOME: Commissioner Steve Brown

ROLL CALL: Chairman Steve Brown - Present
Vice-Chairman Jay Aston - Present
Commissioner Laura Perkins - Present
Commissioner Sylvia Joiner-Greene - Present
Commissioner Willard Ewing - Present
Commissioner Nelson Stone - Present
Commissioner Felix Acevedo - Present

STAFF PRESENT: Frank Fiori, Community Services and Development Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Sandra Douglass Morgan, Chief Deputy City Attorney
Jennifer Doody, Development & Flood Control
Eric Hawkins, Public Works, Traffic
Dale Way, Fire Department
Carolyn White, Police Department
Xiaohui Yu, Utilities Department
Jo Ann Lawrence, Recording Secretary

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Commissioner Nelson Stone

PUBLIC FORUM

There was no public participation.

MINUTES

- **APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF DECEMBER 12, 2012 (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Commissioner Perkins

SECOND: Commissioner Acevedo

AYES: Chairman Brown, Commissioners Perkins, Joiner-Greene, Ewing, and Acevedo

NAYS: None

ABSTAIN: Vice-Chairman Aston and Commissioner Stone

Item No 10 was heard next.

NEW BUSINESS

1. **UN-01-13 (45409) SIERRA TRUCK BODY AND EQUIP. INC. (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SIERRA TRUCK BODY & EQUIPMENT INC. ON BEHALF OF BPJ REAL ESTATE LP, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A VEHICLE REPAIR FACILITY. THE PROPERTY IS LOCATED AT 3785 LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-11-601-003. (FOR POSSIBLE ACTION)**

The application was presented by Robert Eastman, Principal Planner who explained the site was an existing industrial facility and was in general compliance with the Design Standards. The block wall and building elevations were also in compliance with the Design Standards. Staff was concerned that the existing landscaped areas were in disrepair and was requesting the landscaping be brought into compliance with the current Design Standards and was recommending approval of UN-01-13 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. Existing landscaping located next to Losee Road, the building, and within the parking lot shall be enhanced with additional plant materials to provide 50% ground coverage.
3. Existing non-compliant driveways shall be removed and replaced with ADA compliant driveways. The existing driveway on Losee Road shall be removed and replaced with an ADA compliant commercial driveway per *Clark County Area Uniform Standard Drawings* number 226.

Mike McCandless, 7250 Silver Charm Court, Las Vegas, NV appeared on the application and asked Staff if Condition No. 3 was a requirement for wheelchair access on the sidewalk area.

Eric Hawkins of Public Works responded that was correct; it was in the radius area.

Mr. McCandless indicated he concurred with Staff recommendation.

Chairman Steve Brown opened the Public Hearing. There was no public participation.

Chairman Brown closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Aston

SECOND: Commissioner Perkins

AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, Stone and Acevedo

NAYS: None

ABSTAIN: None

2. **AMP-01-13 (45402) NORTH VILLAGE (PUBLIC HEARING) AN APPLICATION SUBMITTED BY WILLIS SPRINGS LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF MULTI-FAMILY RESIDENTIAL TO SINGLE FAMILY MEDIUM RESIDENTIAL. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF COMMERCE STREET AND GOWAN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-10-201-009. (FOR POSSIBLE ACTION)**

Item Nos. 2 through 4 were presented together.

The application was presented by Robert Eastman, Principal Planner who explained the site was classified as an in-fill site and was surrounded by development on three sides and was in a mature area of the City; therefore, it complied and was allowed to be classified as an in-fill site. When looking at the Amendment to the Master Plan designation, Staff looked at both the criteria for single-family medium density and also for in-fill. The development was in compliance with the criteria for in-fill development and also the single-family medium density for the nine units per acre being proposed and were providing a single-family detached product using a mix of predominantly four lot cluster homes and a hand full of more traditional style single lot development. There was a small 28,000 square foot park with the required pedestrian landscaped parkway throughout the development with pedestrian connectivity, as required by Code, through the ends of the cul-de-sacs out to the street, which would connect to the sidewalk, and would also help provide connection to the schools located nearby. Since the development was an in-fill PUD, the applicant could request that perimeter landscaping be used to help meet the open space requirements, which was being done. Under normal circumstances, with a traditional development, Staff would not support the request, but because the development was in-fill, Staff was supporting the request to count perimeter landscaping as open space. When examining the development using the Residential Design Incentive System (RDIS), the Code allowed six dwelling units per acre in this land use classification; but, because nine units per acre was being requested, the applicant must provide additional on-site architectural amenities and on-site recreational amenities that would normally not be required. The applicant was proposing to amenitize the park space as required by Code and were providing higher quality building materials than was typically required and were connecting the open space and parks to the exterior trail system. Staff was recommending approval of AMP-01-13, ZN-01-13 and T-1348.

Brent Parrish, 5740 South Arville, Las Vegas, NV appeared on behalf of the applicant indicating he concurred with Staff recommendation.

Chairman Steve Brown opened the Public Hearing. There was no public participation.

Chairman Brown closed the Public Hearing.

Commissioner Nelson Stone noticed the radius of the cul-de-sacs seemed smaller than normal and asked if the Fire Department was okay with it.

Dale Way of the Fire Department explained the depth of the cul-de-sac was less than 100 feet; therefore, the smaller radius was allowed.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Commissioner Perkins

SECOND: Commissioner Joiner-Greene

AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-
Greene, Ewing, Stone and Acevedo

NAYS: None

ABSTAIN: None

3. **ZN-01-13 (45401) NORTH VILLAGE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY WILLIS SPRINGS LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT TO A PUD/PID PLANNED UNIT DEVELOPMENT/PLANNED INFILL DEVELOPMENT DISTRICT CONSISTING OF 88 SINGLE FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF COMMERCE STREET AND GOWAN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-10-201-009. (FOR POSSIBLE ACTION)**

Item Nos. 2 through 4 were presented together.

The application was presented by Robert Eastman, Principal Planner who explained the site was classified as an in-fill site and was surrounded by development on three sides and was in a mature area of the City; therefore, it complied and was allowed to be classified as an in-fill site. When looking at the Amendment to the Master Plan designation, Staff looked at both the criteria for single-family medium density and also for in-fill. The development was in compliance with the criteria for in-fill development and also the single-family medium density for the nine units per acre being proposed and were providing a single-family detached product using a mix of predominantly four lot cluster homes and a hand full of more traditional style single lot development. There was a small 28,000 square foot park with the required pedestrian landscaped parkway throughout the development with pedestrian connectivity, as required by Code, through the ends of the cul-de-sacs out to the street, which would connect to the sidewalk, and would also help provide connection to the schools located nearby. Since the development was an in-fill PUD, the applicant could request that perimeter landscaping be used to help meet the open space requirements, which was being done. Under normal circumstances, with a traditional development, Staff would not support the request, but because the development was in-fill, Staff was supporting the request to count perimeter landscaping as open space. When examining the development using the Residential Design Incentive System (RDIS), the Code allowed six dwelling units per acre in this land use classification; but, because nine units per acre was being requested, the applicant must provide additional on-site architectural amenities and on-site recreational amenities that would normally not be required. The applicant was proposing to amenitize the park space as required by Code and were providing higher quality building materials than was typically required and were connecting the open space and parks to the exterior trail system. Staff was recommending approval of AMP-01-13, ZN-01-13 and T-1348. The following conditions were recommended for ZN-01-13:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Setbacks for the cluster homes in the subdivision shall be developed as shown on the submitted setback standards.

3. Setbacks for the single-family homes on traditional lots shall be as follows:

Front	-	15 Feet
Side	-	5 Feet
Corner Side	-	10 Feet
Rear	-	15 Feet

4. The common driveways for cluster homes shall be enhanced with decorative pavement. Suitable materials include pavers, brick, and stamped and colored concrete. Stamped and / or colored asphalt is not a suitable material.
5. The park plans and amenities; perimeter landscape plan; and common driveway design shall be submitted with the Final Development Plan.
6. 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.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. Any preliminary street section(s) shown on the plans shall be used for planning purposes only; the geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans.
10. The existing bus turnout dedication on Gowan Road shall be vacated and a new bus turnout closer to the intersection shall be dedicated and constructed per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 234.1 and 234.2. The southerly property line of lot 36 shall be moved north five feet to allow for the required bus stop passenger shelter.
11. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
- Commerce Street
 - Gowan Road
 - Spandrels for Sparrow Gull Ave at Commerce St and Gowan Rd

12. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
13. A revocable encroachment permit for landscaping within the public right of way is required.
14. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
15. All off-site improvements must be completed prior to final inspection of the first building.
16. All common elements shall be labeled and are to be maintained by the Home Owners Association.
17. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
18. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
19. Proposed residential driveway slopes shall not exceed twelve percent (12%).
20. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. New distribution lines or existing distribution lines being adjusted or relocated shall be placed underground.
21. All side lot easements must meet Title 17 requirements, including pedestrian access amenities.
22. To allow for safe turning movements of the drivers entering into the development, the driveways for lots 46, 47, 1 and 82 shall be located to access the private drive. Said lots shall not have a driveway fronting the public street. Modifications to the site plan may be required.
23. Driveways for lots 55 and 64 shall be located to access Hopper Court not Stone Fly Road. Driveways for lots 65 and 74 shall be located to access Caddis Court not Stone Fly Road.

Brent Parrish, 5740 South Arville, Las Vegas, NV appeared on behalf of the applicant indicating he concurred with Staff recommendation.

Chairman Steve Brown opened the Public Hearing. There was no public participation.

Chairman Brown closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;
FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Ewing

SECOND: Commissioner Stone

AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, Stone and Acevedo

NAYS: None

ABSTAIN: None

4. **T-1348 (45404) NORTH VILLAGE. AN APPLICATION SUBMITTED BY WILLIS SPRINGS LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT (PROPOSED PUD/PID, PLANNED UNIT DEVELOPMENT/PLANNED INFILL DISTRICT) TO ALLOW 82 SINGLE FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF COMMERCE STREET AND GOWAN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-10-201-009. (FOR POSSIBLE ACTION)**

Item Nos. 2 through 4 were presented together.

The application was presented by Robert Eastman, Principal Planner who explained the site was classified as an in-fill site and was surrounded by development on three sides and was in a mature area of the City; therefore, it complied and was allowed to be classified as an in-fill site. When looking at the Amendment to the Master Plan designation, Staff looked at both the criteria for single-family medium density and also for in-fill. The development was in compliance with the criteria for in-fill development and also the single-family medium density for the nine units per acre being proposed and were providing a single-family detached product using a mix of predominantly four lot cluster homes and a hand full of more traditional style single lot development. There was a small 28,000 square foot park with the required pedestrian landscaped parkway throughout the development with pedestrian connectivity, as required by Code, through the ends of the cul-de-sacs out to the street, which would connect to the sidewalk, and would also help provide connection to the schools located nearby. Since the development was an in-fill PUD, the applicant could request that perimeter landscaping be used to help meet the open space requirements, which was being done. Under normal circumstances, with a traditional development, Staff would not support the request, but because the development was in-fill, Staff was supporting the request to count perimeter landscaping as open space. When examining the development using the Residential Design Incentive System (RDIS), the Code allowed six dwelling units per acre in this land use classification; but, because nine units per acre was being requested, the applicant must provide additional on-site architectural amenities and on-site recreational amenities that would normally not be required. The applicant was proposing to amenitize the park space as required by Code and were providing higher quality building materials than was typically required and were connecting the open space and parks to the exterior trail system. Staff was recommending approval of AMP-01-13, ZN-01-13 and T-1348. Staff recommended the following conditions for T-1348:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. T-1348 shall comply with all conditions of approval for ZN-01-13 and VAC-01-13.

Brent Parrish, 5740 South Arville, Las Vegas, NV appeared on behalf of the applicant indicating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Stone

SECOND: Commissioner Ewing

AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, Stone and Acevedo

NAYS: None

ABSTAIN: None

5. **VAC-01-13 (45403) NORTH VILLAGE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY WILLIS SPRINGS LLC, PROPERTY OWNER, TO VACATE A DEDICATED BUS STOP ON THE NORTHERLY SIDE OF GOWAN ROAD COMMENCING 238 FEET WEST OF COMMERCE STREET AND PROCEEDING WEST APPROXIMATELY 204 FEET. THE ASSESSOR'S PARCEL NUMBER IS 139-10-201-009. (FOR POSSIBLE ACTION)**

The application was presented by Robert Eastman, Principal Planner who explained the vacation was to allow the applicant the ability to move the bus stop to allow better development of the site and to comply with criteria from Public Works. Staff was in support of the bus stop location and was recommending approval of VAC-01-13 subject to the following condition:

1. This vacation shall record concurrently with the associated Final Map for T-1348. In the event the final map does not record, this application shall become null and void.

Brent Parrish, 5740 South Arville, Las Vegas, NV appeared on the application indicating he concurred with Staff recommendation.

Chairman Steve Brown opened the Public Hearing. There was no public participation.

Chairman Brown closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;
FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Stone

SECOND: Commissioner Ewing

AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, Stone and Acevedo

NAYS: None

ABSTAIN: None

6. SPR-01-13 (45388) TJX EXPANSION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TJX COMPANIES ON BEHALF OF TML MENDENHALL LP, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW A 408,360 SQUARE FOOT EXPANSION TO AN EXISTING WAREHOUSE DISTRIBUTION CENTER. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF LAMB BOULEVARD AND SMILEY ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 123-31-702-001, 123-31-703-001, 123-31-801-002, 123-31-802-001 AND 123-31-802-002. (FOR POSSIBLE ACTION)

The application was presented by Marc Jordan, Planning Manager who explained when the expansion was completed there would be approximately 1.3 Million square feet of office, warehouse/mezzanine storage within the facility and the expansion would take place in two phases. The first phase would consist of the building expansion itself, with some redesign of the existing parking lot off of Lone Mountain Road, a new driveway entrance off of Lone Mountain and the addition of truck and trailer parking north of the proposed expansion. The building would be designed to match the existing building with screening provided for the truck and trailer parking and loading docks. The screened provided could be a combination of block wall with wrought iron or wrought iron with dense landscaping, with either method being acceptable. There would be some new retention areas, one off of Lamb Boulevard, and the section that would be behind the screen wall would not require landscaping. Staff was recommending approval of SPR-01-13 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, including but not limited to the following:
 - a. Perimeter landscaping along Lamb Boulevard, Smiley Road, Interstate 15, the cul-de-sac for Lincoln Road, and the new truck entrance next to Lone Mountain Road shall contain a 24" box tree every 20 linear feet of frontage and sufficient shrubs and groundcover to provide 50% coverage.
 - b. All other areas not devoted drives, parking lots, etc. shall also landscaping. Such landscaping shall be subject to staff review and approval.
 - c. Any portion of a retention basin that is visible from a public right-of-way shall be landscaped and integrated into the perimeter landscaping.
2. Existing perimeter landscaping adjacent to Lone Mountain Road and Lamb Boulevard shall be enhanced with additional plant materials to provide a 50% ground coverage.

3. The existing chain link fence with barbed wire may remain as currently indicated on the site plan. The use of new chain link fencing materials may also be allowed in areas not visible from public rights-of-way or between adjacent storage yards. However, the use of new barbed wire shall be prohibited on any new fence or screening areas.
4. A barrier, subject to staff review and approval shall be provided between undeveloped and developed portions of the site to prevent vehicle use on undeveloped areas of the site.
5. The first phase of development shall include all perimeter landscaping and screening next to Lamb Boulevard, Smiley Road, Interstate 15, Lincoln Road, and Lone Mountain Road.
6. The applicant shall comply with all conditions of approval for VAC-06-12.
7. The individual parcels shall be joined; buildings and water and sewer infrastructure cannot cross parcel lines.
8. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
9. Approval of a drainage study is required prior to submittal of the civil improvement plans.
10. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
11. NDOT concurrence of the technical drainage study is required due to the site's proximity to I-15 and Lamb Boulevard. Note that NDOT typically does not allow land development projects to discharge increased flows into their right-of-way.
12. This application shall comply with the conditions of approval for VAC-06-12.
13. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Smiley Road - A cul-de-sac, per *Clark County Area Uniform Standard Drawing* number 212, shall be constructed at the terminus of Smiley Road. To comply with Fire Department requirements, R1 must equal 52.5 feet and R must equal 57.5 feet. An offset cul-de-sac may be permitted. The cul-de-sac must be constructed to provide access to the driveways serving APN 123-31-603-001 currently owned by Sierra Ready Mix LLC.

- b. Lincoln Road - A cul-de-sac, per *Clark County Area Uniform Standard Drawing* number 212, shall be constructed at the terminus of Lincoln Road. To comply with Fire Department requirements, R1 must equal 52.5 feet and R must equal 57.5 feet.
14. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
15. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. New distribution lines or existing distribution lines being adjusted or relocated shall be placed underground.
16. All off-site improvements must be completed prior to final inspection of the first building.

Nicole Benkowsky, 9977 North 90th Street, Scottsdale, AZ appeared on behalf of the applicant thanking staff for their support and recommendation on the project and indicated she concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Aston

SECOND: Commissioner Perkins

AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, Stone and Acevedo

NAYS: None

ABSTAIN: None

Item No. 9 was heard next.

7. **T-1349 (45495) ELDORADO RCL 23. AN APPLICATION SUBMITTED BY G.C. WALLACE INC. ON BEHALF OF PARDEE HOMES, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN OL/DA OPEN LAND/DEVELOPMENT AGREEMENT DISTRICT TO ALLOW 149 SINGLE FAMILY DWELLINGS. THE PROPERTY IS LOCATED SOUTH OF ANN ROAD, APPROXIMATELY 575 FEET EAST OF ROARING SURF DRIVE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-33-501-015 AND 019, 124-33-513-002 THRU 124-33-513-028, 124-33-513-031 AND 032, 124-33-513-035 AND 036, 124-33-513-039 AND 040, 124-33-513-042 THRU 124-33-513-044, 124-33-513-047 THRU 124-33-513-053, 124-33-513-056, AND 124-33-515-001 THRU 124-33-515-047. (FOR POSSIBLE ACTION)**

The application was presented by Marc Jordan, Planning Manager who explained Staff was recommending approval of T-1349 with the deletion of Condition No. 6 and a new condition would be read into the record by the applicant, which would be Condition No. 5 and the remainder of the conditions would be renumbered. The Original conditions are as follows:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinance.
2. That all lands, areas, and open spaces are to be developed and maintained per the Development Agreement between the City of North Las Vegas and Pardee Homes of Nevada (formally Pardee Construction Company) dated December 10, 1988, or as amended.
3. Tentative Map, T-1333 shall be null and void.
4. Pedestrian access shall be provided between Arc Dome Avenue and Ann Road via Common Lot "D."
5. Barriers shall be provided adjacent to APN 124-33-501-011 to prohibit driving onto undeveloped land.
6. Traffic calming devices shall be installed between lots 114 & 115, and between lots 105 & 106. Traffic calming devices are subject to review and approval by the City Traffic Engineer.
7. As a result of the entrance street being relocated to the east approximately two hundred sixty (260) feet, median island improvements shall be completed to correspond to the new entrance. Median island improvements shall be completed prior to opening the sales office and upon completion of the models.

8. 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.
9. Approval of a drainage study is required prior to submittal of the civil improvement plans.
10. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
11. Any preliminary street section(s) shown on the plans shall be used for planning purposes only; the geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
12. If not already existing, the property owner is required to grant roadway easements where public and private streets intersect.
13. All common elements shall be labeled and are to be maintained by the Home Owners Association.
14. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
15. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
16. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
17. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
18. Proposed residential driveway slopes shall not exceed twelve percent (12%).
19. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. New distribution lines or existing distribution lines being adjusted or relocated, shall be placed underground.

Jennifer Lazovich, 8345 West Sunset Road, Suite 250, Las Vegas, NV 89113 appeared on behalf of the applicant asking for Condition No. 5 to be added and presented a plan showing the lots and read the following condition into the record: "Setbacks shall be permitted and recorded with the final map, as approved, per VN-01-13. Additionally, the "blue lots" as shown on Exhibit "A" presented on January 9, 2013 shall be permitted with a 17 foot rear yard and an 18 foot front setback to the garage". A copy of the map and conditions were provided for the record.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 6 AND NEW CONDITION NO. 5 ADDED TO READ:

5. SETBACKS SHALL BE PERMITTED AND RECORDED WITH THE FINAL MAP AS APPROVED PER VN-01-13. ADDITIONALLY, THE "BLUE LOTS" AS SHOWN ON EXHIBIT "A" PRESENTED ON JANUARY 9, 2013 SHALL BE PERMITTED WITH A 17 FOOT REAR YARD AND AN 18 FOOT FRONT SETBACK TO THE GARAGE.

REMAINDER OF CONDITIONS WILL BE RENUMBERED

MOTION: Commissioner Aston
SECOND: Commissioner Perkins
AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, Stone and Acevedo
NAYS: None
ABSTAIN: None

8. **VAC-02-13 (45407) ELDORADO RCL 23 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY G.C. WALLACE INC. ON BEHALF OF PARDEE HOMES, PROPERTY OWNER, TO VACATE VARIOUS PORTIONS OF NATURE LOOP AVENUE, MILLER RIDGE AVENUE, JUNIPER DRAW COURT, ARC DOME AVENUE, DUCK HILL STREET, EMERALD BASIN STREET, TUNNEL CREEK COURT AND EVANS CANYON COURT IN THE ELDORADO RCL 23 DEVELOPMENT. THE EXISTING ELDORADO RCL 23 SUBDIVISION IS LOCATED SOUTH OF ANN ROAD, APPROXIMATELY 575 FEET EAST OF ROARING SURF DRIVE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-33-501-015 AND 019, 124-33-513-002 THRU 124-33-513-028, 124-33-513-031 AND 032, 124-33-513-035 AND 036, 124-33-513-039 AND 040, 124-33-513-042 THRU 124-33-513-044, 124-33-513-047 THRU 124-33-513-053, 124-33-513-056, AND 124-33-515-001 THRU 124-33-515-047. (FOR POSSIBLE ACTION)**

The application was presented by Marc Jordan, Planning Manager who explained Staff was recommending approval of VAC-02-13 subject to the following conditions:

1. Any City of North Las Vegas Utility Department appurtenances or structures within the area to be vacated shall be removed, abandoned, or relocated into the new right-of-way per the latest edition of Uniform Design and Construction Standards (UDACS) for Potable Water Systems, Design and Construction Standards for Wastewater Collection Systems, and associated Addenda.
2. All public easements (drainage, utility, etc.) and all other public rights-of-way or interests associated with this project are to be vacated, excepting therefrom the previously mapped areas that are to remain unchanged.
3. This vacation shall record concurrently with the associated Final Map for T-1349.

Jennifer Lazovich, 8345 West Sunset Road, Suite 250, Las Vegas, NV 89113 appeared on behalf of the applicant indicating she concurred with Staff recommendation.

Chairman Steve Brown opened the Public Hearing. The following comments were carried forward from Item No. 9, VN-01-13:

Scott Sauer, (no address stated) was opposed to the 18-foot driveways, and felt if it were approved, it should be stipulated in the HOA rules that there was no parking in the driveways. He also was opposed to reducing setbacks and did not like the fact that front yards were getting smaller as it encouraged having no interaction with neighbors.

Chairman Brown closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;
FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Stone

SECOND: Commissioner Perkins

AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-
Greene, Ewing, Stone and Acevedo

NAYS: None

ABSTAIN: None

Second Public Forum was heard next.

9. **VN-01-13 (45406) ELDORADO RCL 23 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY G.C WALLACE INC. ON BEHALF OF PARDEE HOMES, PROPERTY OWNER, FOR VARIANCES IN AN O-L/DA, OPEN-LAND/DEVELOPMENT AGREEMENT DISTRICT TO ALLOW A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED, AN 18-FOOT GARAGE SETBACK WHERE 20 FEET IS REQUIRED, AND A 12-FOOT FRONT YARD SETBACK WHERE 15 FEET IS REQUIRED FOR ALL 149 PROPOSED SINGLE-FAMILY RESIDENTIAL LOTS. THE PROPERTY IS LOCATED SOUTH OF ANN ROAD, APPROXIMATELY 575 FEET EAST OF ROARING SURF DRIVE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-33-501-015 AND 019, 124-33-513-002 THRU 124-33-513-028, 124-33-513-031 AND 032, 124-33-513-035 AND 036, 124-33-513-039 AND 040, 124-33-513-042 THRU 124-33-513-044, 124-33-513-047 THRU 124-33-513-053, 124-33-513-056, AND 124-33-515-001 THRU 124-33-515-047. (FOR POSSIBLE ACTION)**

The application was presented by Marc Jordan, Planning Manager who explained Staff had no objection to the 10 foot corner side yard setback where 15-feet was required, as it was currently allowed by the zoning ordinance; however, Staff was opposed to the 18-foot garage setback and 12-foot front yard setback. The applicant had not demonstrated a hardship to warrant support by Staff. The applicant was proposing to develop the site with lots that would require the Commission to approve the variances requested. The lots as shown on the tentative map met minimum lot size and width requirements for an R-CL development under the Eldorado Development Agreement. The correct course of action would be either to redesign the lots to accommodate the proposed models and the required setbacks or any increase in setback or redesign the models to fit the proposed lots being requested in the tentative map. Staff did not find any hardship; therefore could not support the two variance requests and was concerned with the reduction in driveway length, as some vehicles could hang over onto the sidewalk or into the street possibly causing a pedestrian and automobile conflict, which would be a safety issue; therefore, Staff was recommending approval of the 10 foot side yard setback only and denial of the other two requests. 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 all lands, areas, and open spaces are to be developed and maintained per the Development Agreement between the City of North Las Vegas and Pardee Homes of Nevada (formally Pardee Construction Company) dated December 10, 1988, or as amended.
3. A minimum 10-foot corner side yard setback to the house shall be maintained for all corner lots.

Jennifer Lazovich, 8345 West Sunset Road, Suite 250, Las Vegas, NV 89113 appeared on behalf of the applicant explaining some history on the project. A final map was recorded and models were built, but there were no sales, so the developer decided to change direction. There was a product being developed in the County, which were two story models and selling very well, so the applicant felt that product would work in the proposed development, so was submitting a new tentative map. Every lot would have a rear yard of 15 feet and seven lots were lost when the site was redesigned. She requested an 18-foot driveway on all lots in the subdivision and a 12-foot front setback, for the entire project. It was not felt that the variance harmed the community, as grass was not allowed in front yards, which made them unusable, and would not create a negative streetscape. Ms. Lazovich asked Commission's approval for all three variances requested.

Chairman Steve Brown opened the Public Hearing. The following participant came forward:

Scott Sauer, (no address stated) was opposed to the 18-foot driveways, and felt if it were approved, it should be stipulated in the HOA rules that there was no parking in the driveways. He also was opposed to reducing setbacks and did not like the fact that front yards were getting smaller as it encouraged having no interaction with neighbors.

Chairman Steve Brown closed the Public Hearing.

Ms. Lazovich did not think it was reasonable to not allow vehicles to park in the driveways and pointed out they did put in their purchase documents that the driveways were 18-foot. There was a 20 by 20 garage, so there was room to park in the garages. She felt bringing the house three feet closer to the street was not a problem and it would not be done with every home.

Commissioner Nelson Stone asked how many lots were lost by redesigning the site.

Ms. Lazovich responded the old plan had 156 lots and the new one had 149 lots. The old plan had rear yard reductions that ranged from 10 to 15 feet. With the new plan seven lots were lost and all rear yards had a minimum of 15 feet.

**ACTION: APPROVED WITH ALL THREE VARIANCES AS REQUESTED
SUBJECT TO STAFF RECOMMENDED CONDITIONS**

MOTION: Commissioner Ewing

SECOND: Commissioner Joiner-Greene

AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, Stone and Acevedo

NAYS: None

ABSTAIN: None

Item No. 7 was heard next.

OLD BUSINESS

10. **UN-24-11 (44870) SOMERSET ACADEMY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SOMERSET ACADEMY ON BEHALF OF SCHOOL DEVELOPMENT CENTENNIAL, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT (UN-24-11) IN A C-2, GENERAL COMMERCIAL DISTRICT TO AMEND CONDITION #9 BY REVISING THE SPECIFIC CONFIGURATION AND TURF SIZE OF THE PLAY GROUND. THE PROPERTY IS LOCATED AT 385 CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-27-115-022. (FOR POSSIBLE ACTION) (CONTINUED AUGUST 8, SEPTEMBER 12, OCTOBER 10, AND NOVEMBER 14, 2012)**

It was requested by the applicant to continue UN-24-11 to February 13, 2013.

Chairman Steve Brown opened the Public Hearing. There was no public participation.

Chairman Brown explained the Public Hearing would remain open.

ACTION: CONTINUED TO FEBRUARY 13, 2013

MOTION: Commissioner Perkins

SECOND: Commissioner Acevedo

AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, Stone and Acevedo

NAYS: None

ABSTAIN: None

Item No. 1 was heard next.

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

There was no report given.

CHAIRMAN'S BUSINESS

Chairman Steve Brown asked Staff if there would be changes to Park Highlands now that the property had a new owner.

Community Services and Development Director Frank Fiori explained the new owner was working with the City on the Development Agreement.

ADJOURNMENT

The meeting adjourned at 6:52 p.m.

APPROVED: February 13, 2013

/s/ Steve Brown
Steve Brown, Chairman

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