

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

April 9, 2008

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

**BRIEFING:** 5:30 P.M., Conference Room, North Las Vegas City Hall, 2200 Civic Center Drive

Marc Jordan, Planning Manager invited the Commissioners to attend a City Council Workshop regarding the "on-sale" ordinance on April 16, 2008. A time had not yet been confirmed, but it would be held prior to the City Council Meeting.

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

**WELCOME:** Chairman Steve Brown

**ROLL CALL:** Chairman Steve Brown - Present  
Vice-Chairman Dilip Trivedi - Present  
Commissioner Jay Aston - Present  
Commissioner Jo Cato - Present  
Commissioner Dean Leavitt - Present  
Commissioner Harry Shull - Present  
Commissioner Ned Thomas - Present

**STAFF PRESENT:** Frank Fiori, Acting Planning & Zoning Director  
Marc Jordan, Planning Manager  
Robert Eastman, Principal Planner  
Paul Yadro, Planner  
Nick Vaskov, Deputy City Attorney II  
Jennifer Doody, Development & Flood Control  
Eric Hawkins, Public Works  
Janice Carr, Fire Department  
Doug Bergstrom, Utilities Department  
Jo Ann Lawrence, Recording Secretary

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

**PLEDGE OF ALLEGIANCE:** Commissioner Jay Aston

**MINUTES**

• **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING  
OF MARCH 12, 2008**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

**NEW BUSINESS**

1. **UN-29-08 (34483) CONSTRUCTION OFFICE TRAILERS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY FREHNER CONSTRUCTION COMPANY, INC. ON BEHALF OF GARNERTEE, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW FOUR (4) TEMPORARY OFFICE BUILDINGS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CRAIG ROAD AND DONOVAN WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 139-01-203-002, 139-01-302-002 AND 139-01-302-003.**

It was requested by the applicant to continue UN-29-08 to May 14, 2008.

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

Chairman Brown indicated the Public Hearing would remain open.

ACTION: CONTINUED TO MAY 14, 2008

MOTION: Vice-Chairman Trivedi

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

2. **VAC-03-08 (34519) VACATION OF ROW (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SOUTHERN NEVADA OPERATING ENGINEERS JATC, INC., PROPERTY OWNER, TO VACATE THE SOUTHERN TEN (10) FEET OF ANN ROAD BETWEEN MT. HOOD STREET AND HOLLYWOOD BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 123-34-501-001.**

It was requested by the applicant to continue VAC-03-08 to April 23, 2008.

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

Chairman Brown indicated the Public Hearing would remain open.

ACTION: CONTINUED TO APRIL 23, 2008

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Trivedi

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

NAYS: None

ABSTAIN: None

**Item No. 7 was heard next.**

**3. UN-23-06 (34596) NORTH 5<sup>TH</sup> MARKETPLACE CARWASH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ANN FIFTH INVESTORS LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW AN AUTOMOBILE WASHING ESTABLISHMENT. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF ANN ROAD AND NORTH 5TH STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-34-502-006.**

The application was presented by Marc Jordan, Planning Manager who explained the applicant was requesting an extension of time for two years. Staff had no objection and Mr. Jordan pointed out there were several notes in the Staff Report regarding landscaping that would need to be corrected when the building permit was submitted, specifically, some of the landscaping adjacent to the perimeter streets that needed to be 20 feet wide and some landscaping within the parking lot that must comply with the Commercial Design Guidelines. He also pointed out, the items were minor and could be reviewed at Staff level; therefore, Staff was recommending UN-23-06 be approved subject to the following conditions:

1. This development shall comply with all conditions of Ordinance Number 2345 (ZN-44-02).
2. This development shall comply with all applicable conditions of FDP-27-05.
3. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
4. The applicant shall establish shared access with the parcel to the west.
5. That UN-23-06 shall expire March 22, 2010.
6. Two parking spaces shall be provided specifically dedicated to the carwash use and those parking spaces shall be the two parking spaces nearest to the trash enclosure facing the west side of the convenience store. The trash enclosure shall be designed so as to allow for customer access.
7. No vacuums shall be permitted within 150 feet of the southern property line and shall be screened from adjacent rights-of-way by a 100% opaque wall that is designed to match the design of the building. No more than one vacuum is permitted, but said vacuum may serve both parking stalls required for the carwash.

8. At least one free-standing trash receptacle shall be provided adjacent to the two required parking stalls. Said trash receptacle shall not interfere with pedestrian access routes, shall not be in-lieu of any required landscaping, shall be designed to compliment or match the building and shall be secured to the ground.
9. Any additional structures (e.g., shade canopies, etc.) shall be designed to match the building with stucco columns, stone veneer wainscots and a sloped tile roof.
10. With the exception of the entrance and exit, the carwash shall be completely enclosed by 100% opaque walls. Exterior lights may be allowed, provided said lights are screened by a soffit, are not flashing and do not direct light away from the building.
11. The construction of the carwash may be in conjunction with the convenience store, but a building permit or certificate of occupancy shall not be issued prior to those for the convenience store.

**Todd McIntosh, 9500 West Flamingo Road, 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**

**MOTION: Commissioner Leavitt**

**SECOND: Commissioner Shull**

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

**NAYS: None**

**ABSTAIN: None**

**4. UN-30-08 (34541) LEVSCA-P719 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY EDNA Y. ROBERTS ON BEHALF OF JACQUELINE SPINNER, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW AN AUTOMOBILE SERVICE FACILITY. THE PROPERTY IS LOCATED AT 101 WEST BROOKS AVENUE, SUITE A. THE ASSESSOR'S PARCEL NUMBER IS 139-15-601-001.**

The application was presented by Paul Yadro, Planner who explained the proposed business would target the law enforcement vehicle market and would modify standard driver and passenger front seats into a product that would meet the demands of law enforcement agencies. The property was surrounded by existing industrial land uses and the existing business unit appears to have sufficient interior area to perform the upholstery work. Staff was recommending approval of UN-30-08 subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. That UN-30-08 is site specific and non transferrable.
3. Outdoor storage of materials and equipment related to the business is prohibited, unless properly screened per Title 17 guidelines for outdoor storage yards.

**Edna Roberts, 101 West Brooks Avenue #A, North Las Vegas, NV 89030** indicated she 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: Commissioner Leavitt**

**SECOND: Commissioner Shull**

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

**NAYS: None**

**ABSTAIN: None**

**5. UN-31-08 (34543) NU EQUIPMENT INC. (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JULIA FREHNER ON BEHALF OF JYI LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW AN AUTOMOBILE REPAIR FACILITY. THE PROPERTY IS LOCATED AT 184 WEST BROOKS AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-15-501-025.**

The application was presented by Paul Yadro, Planner who explained the applicant currently operated an existing business on the site. NU Equipment was a Class A general contractor who specialized in demolition, transportation, excavation and dust suppression. The existing business had maintained and serviced their own fleet of vehicles and heavy equipment on the site since 2000. The Public Works Department cited several issues related to access driveways and recommended several conditions of approval for the application. Staff had no objection and was recommending approval of UN-31-08 subject to the following conditions with the deletion of Condition No. 6:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. That UN-31-08 is site specific and non transferrable.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans. Based on traffic study recommendations, some driveways may be required to be closed, and replaced with curb & gutter and sidewalk.
4. The remaining driveways shall be reconstructed per CCAUSD's 222A and 226 with minimum widths of 32' from face of curb to face of curb.
5. The developer will be required to provide appropriate signage and striping for the easternmost driveway to avoid confusion for drivers entering and exiting the property.
6. The property owner shall install sidewalk, where none exists, along the entire frontage of the parcel.
7. The property owner is required to sign a restrictive covenant for utilities.
8. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if they are relocated or adjusted.



9. Plans will need to show utilities and label any associated easements.
10. Plans need to label what looks to be a fence in middle of access.

**Jeremy Holton of NU Equipment Inc., 184 West Brooks Avenue, North Las Vegas, NV 89030** appeared on behalf of the applicant asking for clarification of Condition No. 4. He explained there were three driveways and one of them would be closed and asked if it could be closed with signage to block the entrance.

Eric Hawkins of Public Works explained the request would have to be reviewed and suggested the wording "or as otherwise approved by the Director of Public Works" be added to the end of Condition No. 4.

Mr. Holton agreed to the amendment to Condition No. 4.

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

Chairman Brown closed the Public Hearing.

Robert Eastman, Principal Planner stated Condition No. 3 should be amended to delete the words "and sidewalks" from the end of the condition.

Mr. Holton agreed to the amendment to Condition No. 3.

**ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 6 AND CONDITION NOS. 3 AND 4 AMENDED TO READ:**

3. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. BASED ON TRAFFIC STUDY RECOMMENDATIONS, SOME DRIVEWAYS MAY BE REQUIRED TO BE CLOSED, AND REPLACED WITH CURB & GUTTER.
4. THE REMAINING DRIVEWAYS SHALL BE RECONSTRUCTED PER CCAUSD'S 222A AND 226 WITH MINIMUM WIDTHS OF 32' FROM FACE OF CURB TO FACE OF CURB, OR AS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

**MOTION:** Commissioner Leavitt  
**SECOND:** Commissioner Cato

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

Commissioner Ned Thomas entered Chambers at 6:15 p.m.

**6. VAC-04-08 (34578) PARK HIGHLANDS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SUMMERSET DEVELOPMENT ON BEHALF OF NOVEMBER 2005 LAND INVESTORS LLC, PROPERTY OWNER, TO VACATE EXCESS DRAINAGE EASEMENTS RELATED TO THE DETENTION BASIN WITHIN PARK HIGHLANDS. THE PROPERTY IS LOCATED NORTH OF 215 BELTWAY BETWEEN NORTH 5<sup>TH</sup> STREET AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-14-000-001.**

The application was presented by Paul Yadro, Planner explaining there were multiple zoning districts, which included Residential up to 13 dwelling units, General Commercial, Public/Semi-Public and Mixed use. The drainage easements were located adjacent to the planned detention basin for the Park Highlands Master Planned Community and were recorded early in the planning and development process to ensure adequate flood control was in place before extensive study and engineering had been undertaken for the proposed detention basin. The Public Works Department had no objection to the request and had recommended three conditions of approval. Staff recommends approval of VAC-04-08 with Condition No. 1 amended to read: "Clark County Regional Flood Control District (CCRFCD) concurrence to vacate a portion of the existing easement is required prior to recordation of the vacation;" and Condition No. 3 amended to read: "Should the Order of Vacation not record within two years from the approval date, the vacation shall be deemed null and void."

**Jennifer Lazovich of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109** appeared on behalf of the applicant indicating she concurred with Staff recommendation with Condition Nos. 1 and 3 amended as read into the record.

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

Chairman Brown closed the Public Hearing.

**ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION, SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NOS. 1 AND 3 AMENDED TO READ:**

- 1. CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT (CCRFCD) CONCURRENCE TO VACATE A PORTION OF THE EXISTING EASEMENT IS REQUIRED PRIOR TO RECORDATION OF THE VACATION.**

3. SHOULD THE ORDER OF VACATION NOT RECORD WITHIN TWO YEARS FROM THE APPROVAL DATE, THE VACATION SHALL BE DEEMED NULL AND VOID.

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

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

7. **SPR-10-08 (34608) REVERE NORTH APARTMENTS. AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN O-L/DA, OPEN LAND/DEVELOPMENT AGREEMENT TO ALLOW A 660-UNIT MULTI-FAMILY DEVELOPMENT. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF DEER SPRINGS WAY AND REVERE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-21-701-003.**

It was requested by the applicant to continue SPR-10-08 to May 28, 2008.

ACTION: CONTINUED TO MAY 28, 2008

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

**Item No. 8 was heard next.**

8. **SPR-11-08 (34611) REVERE SOUTH APARTMENTS. AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN O-L/DA, OPEN LAND/DEVELOPMENT AGREEMENT DISTRICT FOR A 484-UNIT MULTI-FAMILY DEVELOPMENT. THE PROPERTY IS LOCATED WEST OF REVERE STREET AND APPROXIMATELY 565 FEET NORTH OF CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-21-701-003.**

SPR-11-08 was withdrawn by the applicant.

ACTION: WITHDRAWN

**Item No. 12 was heard next.**

9. **T-1317 (34604) PECOS & CENTENNIAL COMMERCIAL CENTER. AN APPLICATION SUBMITTED BY RED ROCK ENGINEERING ON BEHALF OF SUNRISE ADVISORS, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A ONE (1) LOT COMMERCIAL SUBDIVISION. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND PECOS ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-24-801-008.**

The application was presented by Robert Eastman, Principal Planner who explained the property was currently an undeveloped 10 ½ acre parcel and was zoned C-1 Neighborhood Commercial and was in compliance with the zoning ordinance and land use plan. The site was originally covered under SPR-24-06 and the conditions of that site plan would be added to T-1317. Staff was recommending approval of T-1317 subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. That the development of this site be in compliance with all conditions of SPR-24-06.
3. The property owner is required to grant a roadway easement for the northerly driveway.

**William Childs, RedRock Engineering, 2001 South Rainbow Boulevard, Las Vegas, NV** appeared on behalf of the applicant indicating he concurred with Staff recommendation and explained the project was currently under construction.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

**10. T-1316 (34603) BLUE SANDS COMMERCIAL CENTER. AN APPLICATION SUBMITTED BY REDROCK ENGINEERING ON BEHALF OF BLUE SANDS HOLDINGS, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A ONE (1) LOT COMMERCIAL SUBDIVISION. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND PECOS ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-25-501-007.**

The application was presented by Robert Eastman, Principal Planner who explained the site was approximately 15 acres and was at the southwest corner of Centennial Parkway and Pecos Road and was zoned C-1, Neighborhood Commercial and was in compliance with the zoning code and land use plan. Staff was recommending approval of T-1316 subject to the following conditions.

1. Unless expressly authorized through a variance, waiver or another approved method; the development shall comply with all applicable codes and ordinances.
2. A site plan review shall be approved prior to the recording of a final map or submission of civil plans, whichever comes first.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. 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.
5. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or her designee.
6. The developer is required to extend the storm drain facility (72" RCP) within Pecos Road to the intersection of Centennial Parkway.
7. The developer is required to extend the storm drain facility (48" RCP) within Centennial Parkway to the intersection of Pecos Road.
8. Median landscape and irrigation plans must be submitted to the Parks Department for the landscaping required within the medians of Centennial Parkway and Pecos Road. The developer's landscape architect should contact John Jones, Landscape Architect with the Parks and Recreation Department at 633-1611, for landscaping



requirements prior to designing the landscape plan(s) for the median. Final approval of the civil improvement plans will not be acquired prior to Parks approval of the landscaping plans.

9. 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. Centennial Parkway
  - b. Pecos Road
  - c. Palmer Street
10. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway and Pecos Road.
11. Right-of-way dedication and construction of a flared intersection, including a right turn lane, is required at Pecos Road and Centennial Parkway per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
12. Right-of-way dedication and construction of a CAT bus turn-out is required on Pecos Road south of Centennial Parkway per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1 or 234.3.
13. The size and number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.130. Conformance may require modifications to the site.
14. Approval of a traffic study is required prior to submittal of the civil improvement plans.
15. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
16. The property owner is required to grant a roadway easement for commercial driveway(s).
17. 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.

18. A revocable encroachment permit for landscaping within the public right of way is required.
19. All easements must be shown on the civil improvement plans and the associated document numbers must be referenced.
20. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
21. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.
22. 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.
23. The property owner is required to sign a restrictive covenant for utilities.
24. All off-site improvements must be completed prior to final inspection of the first building.
25. 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.

**William Childs, RedRock Engineering, 2001 South Rainbow Boulevard, Las Vegas, NV** appeared on behalf of the applicant requesting that a condition be added or amended to allow all of the conditions relating to drainage studies and improvement plans, etc. be allowed to be completed prior to first building permit being issued.

Chairman Steve Brown asked Mr. Child's which condition he was asking to be amended.

Mr. Childs responded he agreed to the recommended conditions for site plan review prior to recording of the map, which was Condition Nos. 1 and 2 and asked that Condition Nos. 3 through 25 be conditioned on being completed prior to the issuance of the first building permit.

Jennifer Doody of Public Works explained all of the items requested would have to be shown on the map. Much of it was dedication of right-of-way and conditions for drainage studies, which would have to be done before the final map could be recorded to go along with the tentative map. All of the conditions would have to be complied with before the civil plans could be processed and approved so the final map could be recorded.

Mr. Childs explained in the past they had recorded maps that were not attached to the civil plans.

Ms. Doody explained all final maps go through the system at the same time as the civil plans and get recorded and approved at the same time.

Mr. Childs agreed to the recommended conditions.

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

**MOTION: Commissioner Cato**

**SECOND: Commissioner Shull**

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

**NAYS: None**

**ABSTAIN: None**

**11. SPR-15-07 (34620) DEER SPRINGS AND NORTH 5<sup>TH</sup>. AN APPLICATION SUBMITTED BY CAMDEN DEVELOPMENT ON BEHALF OF CAMDEN OPERATING LP, PROPERTY OWNER, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED SITE PLAN REVIEW IN AN R-4, HIGH DENSITY RESIDENTIAL DISTRICT TO DELETE A CONDITION. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF NORTH 5<sup>TH</sup> STREET AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBER IS 124-22-601-005.**

The application was presented by Marc Jordan, Planning Manager who explained the applicant was approved to develop a 214 unit multi-family complex on the site. Condition No. 1 related to right-of-way dedication for a flared intersection, which would include a right turn lane at Dorrell Lane and North 5<sup>th</sup> Street. Public Works submitted a memorandum indicating they did not object to removing Condition No. 1. Staff was recommending approval of SPR-15-07 which would now be subject to the following conditions:

1. An additional five (5) feet of right-of-way must be dedicated along North 5<sup>th</sup> Street near Deer Springs Way per the *City of North Las Vegas Uniform Standard Drawings for North 5th Street Improvements*.
2. An additional five (5) feet of right-of-way must be dedicated along Deer Springs Way at North 5<sup>th</sup> Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1* to construct a flared intersection.
3. Right-of-way dedication and construction of a CAT bus turn-out is required on Deer Springs Way west of North 5<sup>th</sup> Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 234.1*.
4. North 5th Street shall be designed in accordance with the *City of North Las Vegas Uniform Standard Drawings for North 5th Street Improvements*.
5. A conforming site plan, incorporating the conditions of approval shall be submitted for review and approval to the Department of Public Works, and the Department of Planning and Zoning, prior to submittal of the drainage study and final map.
6. A queuing analysis is required.
7. The size and number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.130. Conformance may require modifications to the site.

8. Full half street construction is required for the area of North 5<sup>th</sup> Street adjacent to the development. The City also requires a minimum of two twelve-foot lanes of travel and six feet of shoulder on the west side of North 5<sup>th</sup> Street adjacent to parcels 124-22-701-007, 124-22-801-008, 124-22-801-009, 124-22-801-010, 124-22-801-012 and 124-22-801-014, as well as a southbound right turn lane a Centennial and North 5<sup>th</sup> Street. In order to meet the minimum required improvements, the developer is responsible for constructing any and all improvements not constructed or required to be constructed by Deer Springs Cross Councilman Eliason, LLC. All street improvements must be substantially completed prior to final inspection of the first building.

The developer shall participate in the funding of a traffic study that shall take into account the surrounding area of North 5<sup>th</sup> Street between Azure Avenue and the 215 Beltway. The City shall make the decision on the consultant to perform the traffic study. The developer shall provide the funding for the traffic study by June 30, 2007. Should the traffic study determine that additional improvements are warranted, the developer shall be responsible for additional mitigation measures as determined by the City. Any such mitigation measures must be substantially completed prior to final inspection of the first building.

The North 5<sup>th</sup> Street improvements, as stipulated in previous conditions, may be satisfied if developer participates in a special improvement district to construct all necessary improvements on North 5<sup>th</sup> Street between Azure Avenue and the 215 Beltway. If a special improvement district is created for improvements on North 5<sup>th</sup> Street between Azure Avenue and the 215 Beltway, the developer agrees to participate in the special improvement district.

9. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
10. All development along North 5<sup>th</sup> Street shall provide a minimum twenty foot landscape area/common element adjacent to the right-of-way.
11. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along North 5<sup>th</sup> Street, Dorrell Lane and Deer Springs Way.
12. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.
13. All public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.

14. Extension of the Clark County Regional Flood Control District facility along the North 5<sup>th</sup> Street frontage is required.
15. Approval of a drainage study is required prior to submittal of the civil improvement plans.
16. 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.
17. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
18. 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.
19. The developer is responsible for acquiring any roadway, drainage or utility easements needed to construct the project.
20. The property owner is required to grant a roadway easement for commercial driveway(s).
21. 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.
22. 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.
23. The developer shall provide a thirty-three (33) foot over-pave beyond the centerline of Deer Springs, from North 5<sup>th</sup> Street to Goldfield Street.
24. A revocable encroachment permit for landscaping within the public right of way is required.

25. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
26. A minimum landscape area of five feet in width, within a common lot, must be provided behind the proposed bus turn-out.
27. The emergency access location(s) for the project shall not be located on North 5<sup>th</sup> Street.
28. Emergency access driveways shall be constructed per *Clark County Area Uniform Standard Drawing No. 226*.
29. Unless expressly, authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
30. This development shall comply with the Multifamily Development Standards including, but not limited to:
  - a. A minimum of 85,600 square feet of open space, unless otherwise increased, to be identified on an Open Space exhibit, subject to review and approval by staff prior to submittal of any construction-related documents.
  - b. Balcony areas which are a minimum of 40 square feet in size.
  - c. Patio areas which are a minimum of 80 square feet in size.
  - d. Landscaped buffers a minimum of 10 feet in width along all interior property lines, which shall be provided with 36" box trees spaced not greater than 20 feet on center and 80% ground coverage..
  - e. "Left and Right" building elevations revised to match "Front and Rear Elevations."
  - f. All required landscaping between the public streets and the perimeter wall or view fence.
  - g. No building greater than one story within 35 feet of the western or northwestern property lines, with the exception of the building located adjacent to Deer Springs Way and nearest to the westerly property line shall maintain a 15-foot setback for the residential building.
  - h. Meandering sidewalks separated from the backs-of-curb by a minimum five feet of landscaping.
  - i. No utility panels shall be visible from adjacent rights-of-way or properties.
  - j. Clearly defined parking areas with no more than 80 spaces per area.
  - k. Site design that encourages and allows for easy/convenient pedestrian access to North 5<sup>th</sup> Street, Dorrell Lane, Deer Springs Way and public transportation.

- I. One trash collection facility within 300 feet of each unit shall be provided if Clark County Health District, City of North Las Vegas Environmental, or Republic Services does not approve the proposed garbage collection plan.
31. All internal pedestrian crossings, as identified on the site plan (date-stamped March 20, 2007), shall be constructed of stamped and colored concrete, and/or pavers.
32. In accordance with the Parking Study Acceptance Letter dated March 26, 2007, from CNLV Transportation Services Administrator, a minimum 363 non-tandem parking spaces shall be provided.
33. The Clubhouse shall be reserved exclusively for the recreational use and enjoyment of the residents. A maximum 300 square feet may be used for a management and/or leasing office, but that square footage may not be counted toward the open space calculations. If the space is used as an office, then a minimum three (3) additional parking spaces shall be provided and the Open Space Plan shall be modified accordingly.
34. A decorative block wall, between six and eight feet in height, is required along the western property line.
35. Decorative pilasters shall be provided for any span of wrought-iron fence greater than 25 feet, or at any location where the fence deviates from a straight line. Concrete capstones shall be provided atop each pilaster.
36. If VN-11-07 is not approved, or the site plan is not amended to comply with all setback requirements, this site plan shall be considered null and void.
37. The applicant shall provide written verification from the Clark County Department of Health that the proposed garbage collection plan, including a contingency plan, is acceptable. The written verification shall be provided in conjunction with the pre-submittal materials required prior to submittal of the improvement plans.
38. The applicant shall provide written verification from Republic Services that the proposed garbage collection plan, including a contingency plan, is acceptable. The written verification shall be provided in conjunction with the pre-submittal materials required prior to submittal of the civil improvement plans.



39. Open space area design and amenities provided for this development shall be subject to review and approval by the Parks Department prior to submittal of any construction-related documents, and the following list of amenities shall be provided as a minimum:
  1. Circuitous lighted paths and fitness course;
  2. A minimum of twenty 24-inch box trees per acre;
  3. At least 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada (2 play structures total);
  4. A minimum of 963 square feet of total swimming pool area with accompanying restrooms, drinking fountain, decking, barbecue areas, and shade structures at each location and a minimum of one clubhouse/cabana;
  5. A minimum of one fitness facility;
  6. Shaded group picnic areas at a minimum of two different locations (including the designated pool area), which generally include picnic table(s), barbecue grill(s), and trash receptacle(s). At least one of these picnic areas shall include a 30' diameter, lighted shade structure that can accommodate a large group gathering;
  7. At least one large open space area for group/organized play;
  8. Benches spaced along pathways;
  9. Bicycle racks at 1-2 different locations;
  10. Dog stations at grassy areas;
  11. ADA accessibility; and
  12. Details of amenities to be provided.
40. A looped water system may be required in the 2027 pressure zone, subject to review and approval of the Utilities Department. This requires a full frontage extension in Deer Springs Way, as well as an extension south in Goldfield Street to Rome Boulevard.
41. Fire access lanes shall be located in accordance with Fire Code requirements.
42. Fire access lanes shall be designed in accordance with Fire Code requirements.
43. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
44. Turning radii along the fire access lane shall be designed in accordance with the Fire Code. Access roads are to be within 150 feet of the exterior walls of all structures. The 150 foot measurement shall be made as the hose lays (measurement is to be around walls, fences, etc.)

45. The applicant shall comply with all requirements set forth in the attached memorandum from the Police Department.

**Jennifer Lazovich of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109** appeared on behalf of the applicant indicating she concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

**Public Forum was heard next.**

**OLD BUSINESS**

12. **UN-25-08 (34400) LAS VEGAS PAVING DISPATCH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LAS VEGAS PAVING CORPORATION, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW TWO (2) TEMPORARY BUILDINGS. THE PROPERTY IS LOCATED AT 3401 NORTH 5TH STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-10-704-004. (CONTINUED MARCH 26, 2008)**

It was requested by the applicant to continue UN-25-08 to April 23, 2008.

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

Chairman Brown indicated the Public Hearing would remain open.

ACTION: CONTINUED TO APRIL 23, 2008

MOTION: Commissioner Leavitt

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

**Item No. 3 was heard next.**

**PUBLIC FORUM**

**Alice Rapp, 1024 Copper Moon, North Las Vegas, NV 89031** spoke regarding the apartments approved in the Eldorado area and suggested there should be time limitations added to development agreements.

**Elaine Clermont, 6529 Diamond Point Court, North Las Vegas, NV 89084** spoke regarding the apartments that were approved at the last City Council meeting and the overcrowding of schools that would be caused by the increase in the number of residents in the apartments

**DIRECTOR'S BUSINESS**

There was no report given.

**CHAIRMAN'S BUSINESS**

There was no report given.

**ADJOURNMENT**

The meeting adjourned at 6:29 p.m.

APPROVED: May 14, 2008

/s/ Steve Brown  
Steve Brown, Chairman

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