

MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Nelson Stone, Chairman
Marilyn Kirkpatrick
Dean Leavitt
Laura E. Perkins

2200 Civic Center Drive
North Las Vegas, NV 89030
(702) 633-1516
(702) 649-6091

Tom Langford, Vice Chairman
Anita Wood
Harry Shull

November 21, 2000

CALL TO ORDER:

Council Chambers, North Las Vegas City Hall
2200 Civic Center Drive, at 7:00 p.m.

ROLL CALL:

Dean Leavitt - Present
Anita Wood - Present
Tom Langford - Present
Nelson Stone - Present
Harry Shull - Present
Laura Perkins - Present
Marilyn Kirkpatrick - Present

STAFF PRESENT:

Tom Bell, Development Services Director
Steve Baxter, Planning Manager
Marc Jordan, Senior Planner
Mary Aldava, Associate Planner
Lenny Badger, Public Works
Charity Fechter Transportation Services
Jim Stubler, Fire Department
Jim Lewis, Deputy City Attorney
Ted Karant, Recording Secretary

PLEDGE OF ALLEGIANCE:

Commissioner Anita Wood

ANNOUNCEMENTS:

Verification of compliance with NRS 241, Open Meeting Law.

Recording Secretary Karant verified that the Open Meeting Law requirements (NRS 241) had been met.

The North Las Vegas Conference Room and Council Chambers are accessible to handicapped persons. A certified sign language interpreter is available upon advance request.

MINUTES

Approval of the MINUTES for the Planning Commission meeting of November 8, 2000.

Commissioner Anita Wood MOVED and Commissioner Tom Langford SECONDED to APPROVE the minutes of the November 8, 2000 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-140-00 (3227) DOVE CANYON UNIT 1

Approve the amended final map to change lot lines.

B) PW-141-00 (3229) NORTH MEADOWS UNIT 3

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Celebrate Homes X, LLC., and accept the Subdivision Bond in the amount of \$533,704.00.

C) PW-142-00 (3230) NORTH MEADOWS UNIT 4

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Celebrate Homes X, LLC., and accept the Subdivision Bond in the amount of \$319,473.82.

D) PW-143-00 (3231) MOEN EXPANSION

Accept the Commercial Developments Off-Site Improvements Agreement by G&O Leasing Company, LLC, and accept the Performance Bond in the amount of \$110,408.43.

E) PW-144-00 (3232) CAREFREE SENIOR LIVING UNIT 1

Accept the Commercial Developments Off-Site Improvements Agreement by Templeton Development and accept the Performance Bond in the amount of \$919,120.00.

Commissioner Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE Consent Agenda Items A, D, and E.

The motion carried by UNANIMOUS vote.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE Consent Agenda Items B and C.

The motion carried by MAJORITY vote, with Commissioner Harry Shull abstaining.

NEW BUSINESS

1) AMP-24-00 (3072) GOLF ADVICE, INC. (Public Hearing)

An application submitted by Jupiter Golf Company Las Vegas Limited Partnership, property owner, for an Amendment to the Master Plan of Streets and Highways to delete Goldfield Street between Craig Road and the Middle/Western Tributary of the Las Vegas Wash. The Assessor's Parcel Number is 139-03-601-009.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that staff is recommending approval subject to Condition #1 being amended.

Mark Beck, of Lochsa Engineering, 5828 Spring Mountain Road, Suite 308, Las Vegas, Nevada 89146, appeared on behalf of staff who stated he concurs with staff's recommendations.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE AMP-24-00 per staff's recommendations subject to the following change:

Condition #1 Changed to Read: "must abide by the conditions of the approved staff traffic study."

The motion carried by UNANIMOUS vote.

2) AMP-25-00 (3124) COLLIERS INTERNATIONAL (Public Hearing)

An application submitted by Lori Ferrario on behalf of U.S. Mortgage Corporation, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Business, Research or Development Park to Industrial . The property is generally located at the nothwest corner of Clayton Street and Evans Avenue. The Assessor's Parcel Number is 139-17-601-003.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that Item #2 AMP-25-00 and Item #3 ZN-35-00 are related and will be heard together. He stated staff is recommending this be amended to Light Industrial designation and the rezoning be rezoned to M-1Business Park Industrial District, which would still allow warehousing, office-type uses for the site, and would serve as a better buffer between the M-2 to the north and the Single Family to the south.

Bob Gronauer, 3800 Howard Hughes Parkway, 7th floor, Las Vegas, Nevada 89109 appeared on behalf of applicant. He stated he would like to have the north half of the property, which is 20 acres of the 40 acre property, zoned M-2 Industrial.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Anita Wood asked the applicant what type of uses the applicant is seeking that the applicant cannot do under M-1 zoning.

The applicant stated that possibly a frozen food locker, which would require M-2 zoning. He stated that he wants M-2 in the event that M-2 zoning is necessary in the future.

Chairman Nelson Stone asked staff what uses are permitted in an M-2 district.

Marc Jordan replied that there are several uses, such as a recycling plant, which itself would require a special use permit.

Commissioner Marilyn Kirkpatrick asked the applicant if the project will be build in phases and which section would be phase 1.

The applicant replied that a project such as this one is usually built out in phases as space is leased.

Commissioner Harry Shull asked staff to verify if the Planning Commission approved this project for M-1 whether there would be anything that would preclude the applicant from coming back and asking for a special use permit or to have a portion changed to M-2.

Marc Jordan stated if the property is approved for M-1, and the applicant came before the Commission in the future, they would need a special use permit in an M-1 district. He also stated that there would not be anything precluding the applicant from asking for a rezoning change.

Commissioner Tom Langford MOVED and Commissioner Laura Perkins SECONDED to APPROVE AMP-25-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

This item was heard together with Item #3 ZN-35-00.

3) ZN-35-00 (3125) COLLIERS INTERNATIONAL (Public Hearing)

An application submitted by Lori Ferrario on behalf of U.S. Mortgage Corporation, property owner, for reclassification of property from an R-1 Single-Family Residential District to an M-2 General Industrial District. The property is generally located at the northwest corner of Clayton Street and Evans Avenue. The Assessor's Parcel Number is 139-17-601-003.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff, who indicated that staff is recommending approval as M-1 Business Industrial Park District.

Bob Gronauer, 3800 Howard Hughes Parkway, 7th floor, Las Vegas, Nevada 89109 appeared on behalf of applicant.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Tom Langford MOVED and Commissioner Laura Perkins SECONDED to APPROVE ZN-35-00 subject to the following change:

“That the property be zoned M-1 Business Industrial Park District.”

The motion carried by UNANIMOUS vote.

This item was heard together with Item #2 AMP-25-00.

4) UN-06-99 (3081) KACTUS KATE'S CASINO (Public Hearing)

An application submitted by Coast Hotels and Casinos, Inc., property owner, for an extension of time on a use permit in a C-2 General Commercial District to allow a hotel/casino. The property is generally located at the northeast corner of Carey Avenue and Rancho Drive. The Assessor's Parcel Number is 139-18-404-001.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff usually recommends a one year extension of time, however staff is recommending a two year extension of time on this project which coincides with state law N.R.S. SB208 which would expire in December, 2002.

Barry Lieberman, of Coast Resorts, 4500 W.Tropicana Avenue, Las Vegas, Nevada, who stated he concurs with staff's recommendations.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE UN-06-99 per staff's recommendations.

The motion carried by UNANIMOUS vote.

5) UN-07-99 (3082) KACTUS KATE'S CASINO (Public Hearing)

An application submitted by Coast Hotels and Casinos, Inc., property owner, for an extension of time on a use permit in a C-2 General Commercial District to allow a 110 foot high hotel tower where 60 feet is the maximum height allowed. The property is generally located at the northeast corner of Carey Avenue and Rancho Drive. The Assessor's Parcel Number is 139-18-404-001.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff usually recommends a one year extension of time, however staff is recommending a two year extension of time on this project which coincides with state law N.R.S. SB208 which would expire in December, 2002.

Barry Lieberman, of Coast Resorts, 4500 W.Tropicana Avenue, Las Vegas, Nevada, appeared on behalf of the applicant, who stated he concurs with staff's recommendations.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Anita Wood asked the applicant to clarify he wants a 450-room hotel which would be approximately 110 feet tall and asked the applicant how that height compares with the Texas Station Hotel and Fiesta Hotel.

The applicant stated that the height is comparable.

Marc Jordan stated that the Texas Station Hotel and Fiesta Hotel both received use permit approval as they exceeded the 60 foot height limit.

Commissioner Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-07-99 per staff's recommendations.

The motion carried by UNANIMOUS vote.

6) VAC-20-00 (3115) LAS VEGAS FREIGHTLINER (Public Hearing)

An application submitted by Redgate Truck Group on behalf of Merle Berman, property owner, for a vacation of an access and utility easement approximately 53 feet wide commencing approximately 358 feet south of Lone Mountain Road and Pecos Road and proceeding in a southeasterly direction to the boundary of the I-15 right-of-way. The Assessor's Parcel Number is 140-06-110-018.

Prior to the Planning Commission Meeting, the applicant requested that the item be CONTINUED INDEFINITELY.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to CONTINUE VAC-20-00 per applicant's request.

The motion carried by UNANIMOUS vote.

The item is CONTINUED INDEFINITELY.

7) AMP-26-00 (3122) NO 5TH & DEER SPRINGS APTS (Public Hearing)

An application submitted by Unlimited Holdings, Inc., property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Medium Density Residential to Medium-High Density Residential. The property is generally located at the northwest corner of N. 5th Street and Deer Springs Way. The Assessor's Parcel Number is 124-22-601-004.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff, who stated that Item #7 AMP-26-00 and Item #8 ZN-36-00 are related and are being heard together. He stated staff is recommending denial of this item.

George Garcia, 2501 Green Valley Parkway, Suite 108, Henderson, Nevada appeared on behalf of applicant, who stated he understands this project does not comply with the Land Use Plan, however he believes this is a quality project and should be considered.

Chairman Nelson Stone asked if there would be a Frontage Road intersection or exit at this location.

Charity Fechter, with Transportation Services, stated there will be an intersection at Dorrell Lane and 5th Street.

Commissioner Laura Perkins stated that since the Fire Department stated the Planning Commission does not have the authority to approve due to the life-safety issues involved, the Commission is unable to approve.

Steve Baxter, Planning Manager, stated that Fire Department is recommending denial based on the inability to provide service at this time.

Jim Stubler, Deputy Fire Chief, stated that the language in the staff report comes out of Title 16 which refers to generally known engineering practices which must be considered.

Commissioner Harry Shull MOVED and Commissioner Nelson Stone SECONDED to APPROVE AMP-26-00 per staff's recommendations.

The motion did not carry. Commissioners Marilyn Kirkpatrick, Laura Perkins, Tom Langford and Anita Wood voted against the motion.

This item was heard together with Item #8 ZN-36-00.

8) ZN-36-00 (3123) NO 5TH & DEER SPRINGS APTS (Public Hearing)

An application submitted by Unlimited Holdings, Inc., property owner, for reclassification of property from an R-E Ranch Estates District to an R-3 Multi-Family Residential District. The property is generally located at the northwest corner of N. 5th Street and Deer Springs Way. The Assessor's Parcel Number is 124-22-601-004.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff, who stated this item is being heard together with Item #7, AMP-26-00. He further stated that since Item #7 was not approved, staff recommends this item be denied.

George Garcia, 2501 Green Valley Parkway, Suite 108, Henderson, Nevada appeared on behalf of applicant who stated that he understands this item will be denied based on the outcome of Item #7 AMP-26-00.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to DENY ZN-36-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

This item was heard together with Item #7, AMP-26-00.

9) ZN-46-98 (3121) TROPICAL & VALLEY (Public Hearing)

An application submitted by Mohawk Valley Partners, LLC, property owner, for an extension of time on the reclassification of property from an R-1 Single-Family Residential District to an R-3 Multi-Family Residential District. The property is generally located at the southwest corner of Tropical Parkway and Valley Drive. The Assessor's Parcel Number is 124-30-303-003.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending this item be continued until such time that a decision is made by the City Council regarding AMP-15-00.

George Garcia, 2501 Green Valley Parkway, Suite 108, Henderson, Nevada appeared on behalf of applicant.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Anita Wood MOVED and Commissioner Tom Langford SECONDED to CONTINUE ZN-46-98 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 12/13/00.

10) UN-94-98 (3116) SIMMONS PLAZA (Public Hearing)

An application submitted by Kenyon, LLC, property owner, for an extension of time on a use permit in an R-E Ranch Estates District (ROI to C-1 Neighborhood Commercial District) to allow a convenience food store with gas pumps. The property is generally located at the southeast corner of La Maneda Avenue and Simmons Street. The Assessor's Parcel Number is 124-29-803-001.

The application was presented by Mary Aldava, Associate Planner, on behalf of staff who indicated staff is recommending denial as it is not considered appropriate to have two convenience stores next to each other.

George Garcia, 2501 Green Valley Parkway, Suite 108, Henderson, Nevada appeared on behalf of applicant who indicated that he believes it unfair since McDonald's and Chevron have received approval for a similar situation.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Chairman Stone stated he believes Mr. Garcia has a valid point. He asked staff if traffic and driveway issues had been approved.

Tom Bell, Director of Development Services, stated those issues were reviewed and resolved. He stated the Public Works Director required Chevron to put in islands and two lanes of traffic on the far side of the street. In this case, staff's concern is that the driveway is too close to the intersection and consequently could have turning movements that may seriously impede traffic in the area.

Chairman Stone asked the applicant if it is a reality that his project may go forth as a convenience store.

Mr. Garcia stated his client's intent is to build a convenience store.

Commissioner Marilyn Kirkpatrick asked the applicant if this is the same property believed to become a RiteAid earlier.

Mr. Garcia stated that the Chevron property was originally set to become a RiteAid.

Commissioner Anita Wood stated that she believes that this is not meant to be an unfair situation, however the main issue is what is the most proper place for the convenience store. She stated she feels that a convenience store, which is a high traffic, high profile business, makes more sense to have at an intersection such as Ann Road and Simmons Street than it does drawing high traffic back past the intersection and farther down Simmons. She further states that she does not believe the applicant is being treated unfairly. She believes the main issue is what makes the best location and believes that the corner property was the best location which is why the Commission approved the use permit for the other property the applicant sites in this discussion.

Commissioner Tom Langford asked the applicant what other stores are planned for this property in the future.

Mr. Garcia stated other retail stores may be located on this property in the future.

Commissioner Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-94-98.

The MOTION TO APPROVE FAILED. Commissioners Marilyn Kirkpatrick, Laura Perkins, Tom Langford and Anita Wood voted against the motion.

11) UN-85-00 (2841) TIMBERS

An application submitted by THG, Inc., on behalf of Ann Simmons, LLC, property owner, for a use permit in an R-E Ranch Estates District (ROI to a C-1 Neighborhood Commercial District) to allow the “on-sale” of alcoholic beverages in conjunction with a bar & grill. The property is generally located at the northeast corner of Ann Road and Simmons Street. The Assessor’s Parcel Number is 124-29-803-008.

The application was presented by Mary Aldava, Associate Planner, on behalf of staff who indicated staff is recommending denial as a bar and grill is not desirable or compatible in this area and the site does not comply with the Commercial Development Design Standards.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7th floor, Las Vegas, Nevada 89109 appeared on behalf of applicant.

Joey Smith, 914 Derringer Lane, Henderson, Nevada, appeared on behalf of the owner of the property. Mr. Smith stated that he has developed a marketing plan that will give back to the community.

Chairman Nelson Stone stated to staff that he believes the applicant will comply with the Commercial Design Standard.

Commissioner Anita Wood asked the applicant about the kitchen menu at Timber’s and if the menu is strictly for their pizza business or for the entire business.

The applicant replied the menu is primarily pizza, and includes various deli items for delivery.

Commissioner Wood asked the applicant about the area which will be designated as a lounge.

The applicant stated the lounge area is an area where people may sit and eat.

Commissioner Wood stated to the applicant that the plans submitted by the applicant do not reflect the requirements necessary for compliance.

The applicant replied that the Commission could require the necessary conditions on the special use permit which the applicant would be required to comply with.

Steve Baxter, Planning Manager, stated that if an amended use permit is considered, the Planning Department will need to see the amendments.

Commissioner Wood stated that all applicants are required to meet conditions prior to approval, where the applicant is requesting approval prior to meeting conditions.

Commissioner Tom Langford stated the applicant’s presentation does not address the obvious; that this is a bar.

Commissioner Marilyn Kirkpatrick stated that appetizers and pizza on the menu depict the typical operation of a bar, not a restaurant.

Commissioner Anita Wood asked the applicant what the percentage of bar-to-grill is.

The applicant replied that he does not have that information yet.

Commissioner Wood asked the applicant if liquor was going to be permitted in the dining area.

The applicant replied yes.

Commissioner Wood asked the applicant if the lounge area will be used for meetings.

The applicant replied that is a possibility.

Commissioner Wood indicated that the Commission is most interested in restaurant/lounges, and believes that with a pizza and appetizer menu, this project is basically just a bar. In addition, she stated that the applicant claims to have spent much time redesigning, however the plans submitted have substandard roofing and does not meet the design standard. The windows, roofing materials and landscaping need to all meet the Commercial Design Guidelines.

Commissioner Tom Langford stated that he has a problem with the applicant's seeming reluctance to refer to this project as a bar.

Commissioner Dean Leavitt MOVED and Commissioner Harry Shull SECONDED to APPROVE UN-85-00 per staff's recommendations subject to the following conditions:

Condition #1: Commercial Design Guidelines need to be met.

Condition #2: Final Development Plan subject to Planning Commission approval.

The motion carried by MAJORITY vote. Commissioners Laura Perkins, Tom Langford, and Anita Wood voted against the item.

**There was a break in the proceedings at 8:48 p.m.
The meeting reconvened at 8:54 p.m.**

12) FWD-12-00 (3098) VICTORY OVATION II

An application submitted by Greystone Homes, property owner(s), for fence wall deviations in an R-1 Single-Family Residential District to allow multiple wall heights where 8 feet is the maximum height allowed. The property is generally located at the southwest corner of Gowan Road and Belmont Street. The Assessor's Parcel Number is 139-12-303-002.

The applicant was presented by Mary Aldava, Associate Planner, on behalf of staff, who indicated staff is recommending approval.

Scott Wonders, of Carter Burgess, 6655 Bermuda Road, Las Vegas, Nevada 89119, appeared on behalf of applicant, and stated he concurs with staff's recommendations.

Commissioner Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE FWD-12-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

13) SPR-41-00 (3120) ARMSTRONG/BUIST

An application submitted by Ken Frehner on behalf of Frehner, LLC, property owner, for a site plan review in an M-2 General Industrial District for a waiver of the Industrial Development Standards to allow a chain link fence where a block wall is required and a gravel surface where pavement is required to allow a temporary construction yard. The property is generally located at the southwest corner of Alexander Road and Bruce Street. The Assessor's Parcel Number is 139-11-102-002.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval.

Tom Buist, 810 S. Durango, Suite 110, Las Vegas, Nevada 89145, appeared on behalf of applicant, and concurs with staff's recommendations.

Commissioner Laura Perkins MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE SPR-41-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

14) SPR-42-00 (3118) PRO CURB, INC.

An application submitted by Doug Johnson, property owner, for a site plan review in an M-2 General Industrial District for alternate screening to allow a chain link fence where a block wall is required and a gravel surface where pavement is required for a contractor's storage yard. The property is located at 205 W. Brooks Avenue. The Assessor's Parcel Number is 139-15-611-007.

The application was presented by Mary Aldava, Associate Planner, on behalf of staff, who indicated staff is recommending approval subject to conditions.

Tom Buist, 810 S. Durango, Suite 110, Las Vegas, Nevada 89145, appeared on behalf of applicant, and concurs with conditions #2 and #4, and requested clarification on condition #3 and requested a waiver of condition #1.

Jim Stubler, Deputy Fire Chief, stated that the Uniform Fire Code requires that any driveway over 150 feet in length have turnaround provisions for a fire truck. He states this property does not meet this code provision. He also stated he is concerned about fire hydrants to the property. He does not see that a hydrant is within 300 feet as required in the code.

Commissioner Anita Wood stated the entire driveway is required to be paved per dust control regulations. Regarding Condition #1, she asked staff if there is a visibility issue that the applicant may not be taking into consideration which Condition #1 is calling for the block wall.

Marc Jordan, Senior Planner, stated that the ordinance requires that anywhere a vehicle drives or parks is required to be paved. With regards to the block wall, he stated that the ordinance requires a solid masonry wall for storage yards, not only adjacent to rights-of-way, but also adjacent to properties.

Commissioner Marilyn Kirkpatrick asked staff if the Commission waives this standard, is a precedent being set?

Steve Baxter, Planning Manager, stated that every situation is unique and there are times when a waiver may be granted due to unique conditions.

Commissioner Tom Langford stated he was concerned about the property not having adequate fire hydrants on the property.

Doug Johnson, 8260 Hickam Avenue, Las Vegas, Nevada 89129, appeared on behalf of the property owner, stated that there is a fire hydrant at the entrance to the property on Brooks Avenue within 300 feet, which complies with the Uniform Fire Code requirements.

Commissioner Harry Shull MOVED and Commissioner Laura Perkins SECONDED to APPROVE SPR-42-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

15) SPR-43-00 (3117) PARK PLACE ENTERTAINMENT

An application submitted by Park Place Entertainment, property owner, for a site plan review in an M-2 General Industrial District to allow a waiver of the Industrial Development Standards requiring screening of all mechanical and electrical equipment from public view. The property is located at 100 W. Carey Avenue. The Assessor's Parcel Number is 139-15-801-009.

The application was presented by Mary Aldava, Associate Planner, on behalf of staff, who stated staff recommends denial of the item as it does not meet the Industrial Development Design Guidelines.

Ian Schaeffer, with JMA Architecture Studios, 10150 Covington Cross Drive, Las Vegas, Nevada 89144 appeared on behalf of the applicant.

Commissioner Harry Shull MOVED and Commissioner Tom Langford SECONDED to DENY the waiver for SPR-43-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

16) T-858 (3109) WATERBROOK PLAZA

An application submitted by Terra West Development on behalf of Orlando, LLC, property owner, for a tentative map review in a C-2 General Commercial District. The property is generally located at the southeast corner of Simmons Street and Lake Mead Boulevard. The Assessor's Parcel Number is 139-20-602-002.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff, who indicated staff is recommending approval subject to two conditions.

Richard Turner, with L.R. Nelson Engineering, 3035 E. Patrick Lane #9, Las Vegas, Nevada 89120, appeared on behalf of applicant who concurred with staff.

Commissioner Harry Shull MOVED and Commissioner Anita Wood SECONDED to APPROVE T-858 per staff's recommendations subject to the following conditions:

1. **Standard conditions number: 1, 2, 3, 7, 11, 15, 26, 27, 29 and 31.**
2. **Two copies of a corrected tentative map incorporating the conditions of approval shall be submitted for review by the Public Works Department and the Planning Division prior to submittal of the final map.**

The motion carried by UNANIMOUS vote.

17) T-859 (3110) AUTUMN CHASE

An application submitted by Kimanh Le/Acclaim Engineering Group on behalf of Temple Development Corp., property owner, for a tentative map review in an R-E Ranch Estates District (ROI to R-1 Single-Family Residential District). The Assessor's Parcel Number is 124-32-301-008.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 01/10/01.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to CONTINUE T-859.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 01/10/01.

18) ZOA-13-00 (1952) CITY OF NORTH LAS VEGAS

An ordinance amendment initiated by the City of North Las Vegas to Section 16.08.85 of Title 16 of the North Las Vegas Municipal Code by adding the definition of curvilinear streets and clarifying the language in Section 16.20.050 of Title 16 of the North Las Vegas Municipal Code relative to street curvature.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 01/10/01.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to CONTINUE ZOA-13-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 01/10/01.

19) FDP-13-00 (2842) ANN ROAD/SIMMONS STREET

An application submitted by THG, Inc. on behalf of Ann Simmons, LLC, property owner, for a final development plan review in an R-E Ranch Estates District (ROI to a C-1 Neighborhood Commercial District). The property is generally located at the northeast corner of Ann Road and Simmons Street. The Assessor's Parcel Number is 124-29-803-008.

Prior to the Planning Commission Meeting the applicant requested that the item be withdrawn.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED WITHDRAW FDP-13-00 per the applicant's request.

The motion carried by UNANIMOUS vote.

The application is WITHDRAWN.

PUBLIC FORUM

This is the portion of the meeting devoted to the public. After completing and submitting a blue card, the public is invited to come forward upon recognition by the Chairman and speak upon any topic. Usually items received under this heading are referred to the appropriate City staff for action at a later date.

No members of the public came forward.

DIRECTOR'S BUSINESS:

Steve Baxter, Planning Manager, spoke of the possibility of extending special use permits for public works up to 10 years.

Commissioner Anita Wood spoke of receiving environmental input from the Police Department. Steve Baxter stated that staff forwards applications to the Police Department, however the NLVPD is not commenting as much any more. Commissioner Wood stated that she would appreciate input from the NLVPD.

CHAIRMAN'S BUSINESS:

None

ADJOURNMENT:

9:30 PM.

A motion to ADJOURN the November 21, 2000 meeting of the Planning Commission of the City of North Las Vegas was made by Commissioner Nelson Stone. Commissioner Anita Wood SECONDED the motion.

The motion carried by UNANIMOUS vote.

Nelson Stone, Chairman

ATTEST:

