

MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Nelson Stone, Chairman
Marilyn Kirkpatrick
Dean Leavitt
Scott Albright

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

Harry Shull, Vice Chairman
Anita Wood
Tom Langford

October 24, 2001

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
Marilyn Kirkpatrick - Present
Scott Albright - Present

STAFF PRESENT:

Steve Baxter, Planning Manager
Marc Jordan, Senior Planner
Mary Aldava, Associate Planner
Lenny Badger, Public Works
Steven DiGiovanni, Fire Department
Jim Lewis, Deputy City Attorney
Ted Karant, Recording Secretary

PLEDGE OF ALLEGIANCE

Chairman Nelson Stone

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 October 10, 2001.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to APPROVE the MINUTES of the October 10, 2001 Planning Commission meeting.

The motion carried by MAJORITY vote with Vice-Chairman Harry Shull abstaining due to absence.

Approval of the MINUTES for the Planning Commission meeting of September 26, 2001.
Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE the MINUTES of the September 26, 2001 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-134-01 (5399) CRAIG ROAD 95

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Plaster Development Co., Inc. and accept the Subdivision Bond in the amount of \$751,000.00.

B) PW-124-01 (5310) SUNFLOWER 7

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Fiesta Homes and accept the Letter of Credit in the amount of \$189,921.03.

C) PW-125-01 (5311) SUNFLOWER UNIT 8

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Fiesta Homes and accept the Letter of Credit in the amount of \$139,629.38.

D) PW-126-01 (5312) CREEKSIDE ONE UNIT 4

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Centex Homes and accept the Subdivision Bond in the amount of \$639,847.84.

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to APPROVE Consent Agenda Items A and D. Consent Agenda Item 'C' was withdrawn.

The motion carried by UNANIMOUS vote.

Consent Agenda Item 'C' has been WITHDRAWN.

Consent Agenda Item B: Vice-Chairman Harry Shull abstained from Consent Agenda Item B due to financial interests.

Marc Jordan, Senior Planner, stated Item B has a correction in the dollar amount and the item shall be changed to read:

“Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Fiesta Homes and accept the Letter of Credit in the amount of **\$187,921.03.**”

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to APPROVE Consent Agenda Item B subject to one change:

The dollar amount is \$187.921.03.

The motion carried by MAJORITY vote with Vice-Chairman Harry Shull abstaining due to financial interests.

NEW BUSINESS

1) UN-71-01 (4935) GOLDEN STATE TRANSPORTATION (Public Hearing)

An application submitted by Tim Ayala on behalf of North Las Vegas Partnerships "A," "B" & "C," property owner, for a use permit in a C-2 General Commercial District to allow a bus terminal. The property is generally located at the northwest corner of Cartier Avenue and North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-301-001.

The Development Services Department Recommends that this item be approved subject to the following conditions:

1. Standard conditions: 4, 6, 7, 8, 10, 11, 12 and 14.
2. That twenty (20) feet of landscaping as measured from the property line be provided in accordance with Ordinance requirements adjacent to Las Vegas Boulevard North.
3. That a thirty (30) foot landscape buffer be provided adjacent to all residential property lines and be planted with two alternating rows of evergreen trees at twenty (20) feet on center. The landscape buffer shall also contain other ground cover and vegetation in accordance with ordinance requirements.
4. That a solid masonry wall with a minimum height of six (6) feet be provided along all property lines abutting residential properties.
5. That a continuous internal pedestrian walkway be provided from the perimeter public sidewalk to the principal customer service entrance.
6. That additional architectural relief be provided on the building, along the wall facing Las Vegas Boulevard North. Such an enhancement shall be in accordance with the Commercial Design Standards and subject to review and approval by staff.

The item was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that under the original plan staff originally recommended denial based upon several reasons, one being that the building cannot be located over an easement. He stated the applicant has submitted a revised site plan in which they have relocated that building back away from the easement, as well as the applicant has complied with some of the concerns staff had regarding design of the site primarily landscaping next to Las Vegas Boulevard and incorporating 30 feet of landscaping next to the residential property lines with two rows of trees staggered to provide as a buffer for noise. Therefore staff is now recommending approval of this item subject to six (6) conditions.

Tim Ayala, 4600 Sunset Rd, Las Vegas, Nevada (no zip code stated) appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Commissioner Scott Albright stated he opposes this item as he would not want a bus terminal in his back yard and feels this is more appropriate for an industrial zone and will not be supporting this application.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-71-01 per staff's recommendations subject to the following conditions:

1. **Standard conditions: 4, 6, 7, 8, 10, 11, 12 and 14.**
2. **That twenty (20) feet of landscaping as measured from the property line be provided in accordance with Ordinance requirements adjacent to Las Vegas Boulevard North.**
3. **That a thirty (30) foot landscape buffer be provided adjacent to all residential property lines and be planted with two alternating rows of evergreen trees at twenty (20) feet on center. The landscape buffer shall also contain other ground cover and vegetation in accordance with ordinance requirements.**
4. **That a solid masonry wall with a minimum height of six (6) feet be provided along all property lines abutting residential properties.**
5. **That a continuous internal pedestrian walkway be provided from the perimeter public sidewalk to the principal customer service entrance.**
6. **That additional architectural relief be provided on the building, along the wall facing Las Vegas Boulevard North. Such an enhancement shall be in accordance with the Commercial Design Standards and subject to review and approval by staff.**

The motion carried by MAJORITY vote with Commissioner Scott Albright voting against the motion.

2) UN-20-00 (5128) JUKE JOINT BAR & RESTAURANT (Public Hearing)

An application submitted by WJR Partnership, property owner, for a revision to the building elevations and square footage of a previously approved use permit in an M-2 General Industrial District to allow the “on sale” of alcoholic beverages in conjunction with a restaurant. The property is generally located north of Craig Road approximately 177 feet west of Lamb Boulevard. The Assessor’s Parcel Number is 140-06-610-030.

RECOMMENDATION:

The Development Services Department recommends that UN-20-00 be amended subject to the following conditions:

1. Standard conditions 4, 10, 11, 12 and 14.
2. The development shall comply with the Commercial Development Design Standards, excluding the following item: Sidewalks shall be located at least six feet from the building to provide planting beds for foundation landscaping.
3. That all windows and patio doors shall be 100% transparent and allow clear visibility into the establishment at all times.
4. That customers entering the establishment and/or waiting to be seated shall be separated from the bar area by a 100% opaque wall not less than 8 feet in height.
5. That the restrooms be located such that patrons are not required to go through the bar area to access those facilities.
6. That windows be provided throughout the building, except where the kitchen and restrooms are proposed to be located.
7. That the floor area of the bar shall not exceed 50% of the total public restaurant floor area.
8. That the applicant shall provide proof to the City that no other tavern is within 1,500 feet of the proposed location. The evidence shall be provided prior to the application for a business license.
9. The applicant shall be required to submit a reciprocal parking agreement at the time civil plans are submitted for review.
10. The Craig Road driveway will be restricted to right-in, right-out movements only.
11. An encroachment permit from NDOT is required for work done within Craig Road right-of-way.
12. A traffic study update will be required.
13. That UN-20-00 shall expire on April 10, 2001.

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

Harold Foster, 3230 Polaris Avenue, Suite 23, Las Vegas, Nevada 89102 appeared on behalf of the applicant

Warren Lamb, 1807 Reneta Circle, Las Vegas, Nevada (no zip code stated) appeared on behalf of the applicant.

Chairman Nelson Stone opened the Public Hearing. The following participant came forward:

- ▶ Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas, Nevada 89032

Mr. Schmitz stated he supports this project as he feels this is an appropriate location for a bar.

Chairman Stone closed the Public Hearing.

Commissioner Anita Wood asked staff if this is being considered a new application or is it an extension to the previous application.

Ms. Aldava stated this is an amendment to the previous application.

Commissioner Wood stated she is concerned about the floor plan and seating with regard to the restaurant versus the bar.

Commissioner Tom Langford stated he opposes the floor plan and seating of this project.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE UN-20-00 per staff's recommendations subject to the following changes:

Condition #2 Changed to Read: "The development shall comply with the Commercial Development Design Standards, excluding the following items: Sidewalks shall be located at least six feet from the building to provide planting beds for foundation landscaping, and the building is not required to be located at the street frontage."

Condition #7 Changed to Read: "The number of bar seats shall not exceed the number of restaurant seats."

Condition #13 Changed to Read: "That UN-20-00 shall expire on December 12, 2001."

The motion carried by MAJORITY vote with Commissioner Tom Langford and Commissioner Anita Wood voting against the motion.

3) UN-81-01 (5115) CRAIG/COMMERCE TAVERN (Public Hearing)

An application submitted by Mitchell Vexler on behalf of Craig Commerce Plaza No. Six, LTD, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow the “on-sale” of alcoholic beverages in conjunction with a tavern. The property is generally located at the southeast corner of Kings Hill Road and Craig Road. The Assessor’s Parcel Number is 139-03-311-007.

RECOMMENDATION:

The Development Services Department recommends UN-81-01 be denied, because the development does not comply with the ordinance requirements outlined in the analysis section.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/14/01 Planning Commission meeting.

Bill Curran, of Curran & Parry, 601 S. Rancho, Las Vegas, Nevada 89120 appeared on behalf of the applicant.

Chairman Nelson Stone opened the Public Hearing. The following participants came forward:

- ▶ John Leeper, 541 Craig Creek Avenue, North Las Vegas, Nevada 89032

Mr. Leeper stated he opposes this project as he feels it would not benefit the neighborhood.

- ▶ Clara Randall, 541 Craig Creek Avenue, North Las Vegas, Nevada 89032

Ms. Randall stated she opposes this project as she feels it is too close to the residential neighborhood and opposes this item being continued to a future meeting.

- ▶ Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas, Nevada 89032

Mr. Schmitz stated he opposes this item being continued. He asked Jim Lewis, Deputy City Attorney, what constitutes a City building.

Jim Lewis, Deputy City Attorney stated a City building is defined as a building that is owned by the City of North Las Vegas.

Mr. Schmitz stated that this project does not comply with the proximity ordinance requiring 2,500 feet between taverns and City buildings, schools and/or churches.

- ▶ Gail Tominac, 533 Craig Creek Avenue, North Las Vegas, Nevada 89032

Ms. Taminac stated she opposes this project as she feels it will not enhance the neighborhood.

Deborah Lewis, 4010 Hemp Hill Street, North Las Vegas, Nevada 89032

Ms. Lewis stated she does not feel this item should be continued as she believes it would be detrimental to the community.

Chairman Stone stated the Public Hearing shall remain open until such time as this item is heard in its entirety.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE UN-81-01 to the 11/14/01 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 11/14/01.

4) UN-82-01 (5149) SNAPPY CHEYENNE LLC (Public Hearing)

An application submitted by Snappy Cheyenne, LLC, on behalf of Mary Bartsas, property owner, for a use permit in an M-2 General Industrial District to allow an eighty (80) foot high sign where sixty (60) feet is the maximum height allowed. The property is generally located at the northeast corner of Cheyenne Avenue and Losee Road. The Assessor's Parcel Number is 139-11-404-001.

RECOMMENDATION:

The Development Services Department recommends that UN-82-01 be denied, because of the increase in nonconformity of the allowable sign area.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that originally staff indicated, on the staff report, that between the proposed signs the applicant would exceed their sign area allocation allowed for the property, however after review staff agrees this is a corner lot and therefore is allowed more signage, and with the proposed sign the applicant would not exceed the sign area requirements they could have on this site, therefore the only issue before the Planning Commission is to decide whether or not it is appropriate to allow an 80-foot high sign. He stated staff has visited the site and is still recommending denial, however if the Planning Commission were to choose to approve this application, staff has listed two (2) conditions.

Michael Bradshaw, 800 N. Rainbow Boulevard Suite 220, Las Vegas, Nevada 89107 appeared on behalf of the applicant who stated

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

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE UN-82-01 per staff's recommendations subject to the following conditions

1. **Standard conditions: 4, 8, 10, 11, and 12**
2. **The maximum allowable height shall be limited to 80 feet as shown on the site plan.**

The motion carried by UNANIMOUS vote.

5) VAC-14-01 (5141) CANYONS II (Public Hearing)

An application submitted by Centex Homes on behalf of Aubrey & Joanna Goldberg, property owners, for a vacation of a portion of Reiss Lane commencing at Lawrence Street and proceeding west approximately 568 feet to Harold Lane. The Assessor's Parcel Numbers are 124-26-604-001, 124-26-604-002, 124-26-602-001 and 124-26-602-002.

RECOMMENDATION:

The Development Services Department recommends that VAC-14-01 be approved and forwarded to City Council for final consideration.

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

Manni Patni, of Pentacore Engineering, 6763 W. Charleston Boulevard, Las Vegas, Nevada 89146 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 MOVED and Commissioner Dean Leavitt SECONDED to APPROVE VAC-14-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

6) VAC-15-01 (5145) MADERA (Public Hearing)

An application submitted by Richmond American Homes, property owner, for a vacation of the utility easement located within the Hammer Lane right-of-way commencing approximately 1,232 feet west of Camino Al Norte and proceeding west approximately 307 feet. The Assessor's Parcel Number is 124-33-601-001.

RECOMMENDATION:

The Development Services Department recommends that VAC-15-01 be approved subject to the following condition:

1. The applicant shall construct an alternate sewer line and the acceptance of the sewer line by the Department of Public Works.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated there was previously a vacation of right-of-way for this same area that was approved by the Planning Commission, and there is a condition of approval for the tentative map for this area that requires a vacation of the right-of-way and the utility easement and this is in compliance with that condition and that tentative map therefore staff is recommending approval of this item subject to one (1) condition.

Mark Jones, 3610 N. Rancho, Las Vegas, Nevada 89130 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 MOVED and Commissioner Tom Langford SECONDED to APPROVE VAC-15-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

Chairman Nelson Stone stated he will abstain from voting on this item as he has a business interest with the applicant.

7) ZN-42-01 (5081) YALE SENIOR APTS. (Public Hearing)

An application submitted by the Community Development Programs Center on behalf of the City of North Las Vegas, property owner, for reclassification of property from an R-A/R-2 Redevelopment Area/Medium High Density Residential Subdistrict to a Planned Unit Development District (PUD) consisting of 70 senior residential apartments and a maintenance facility. The property is located at 1626 Davis Place. The Assessor's Parcel Number is 139-22-810-045.

RECOMMENDATION:

The Development Services Department recommends that ZN-42-01 be approved for permanent "hard zoning" to the PUD Planned Unit Development District by ordinance with the following as conditions of approval:

2. Standard conditions: 1, 2, 3, 7, 9, 11, 15, 26, 27, 29 and 31.
3. The Senior Apartment Complex shall comply with the Multifamily Development Standards.
4. A final development plan for the Senior Apartment Complex shall be subject to Planning Commission review and approval. As part of the final development plan, the applicant shall provide the following:
 1. Building elevations for all buildings, describing building materials and colors.
 2. Recreational amenities, particularly amenities that are commonly associated with senior housing complexes.
 3. Carport elevations. (A minimum of one covered parking space per unit shall be required.)
4. The North Las Vegas Housing Authority Maintenance Facility shall comply with the Commercial Development Standards and Design Guidelines with the exception that the maintenance facility is not required to be oriented toward the street frontage.
5. A final development plan for the North Las Vegas Housing Authority Maintenance Facility shall be subject to Planning Commission review and approval. As part of the final development plan, the applicant shall provide building elevations for the building, describing building materials and colors.
6. Outside storage of any kind shall be prohibited for the North Las Vegas Housing Authority Maintenance Facility.
7. All residential buildings, regardless of size, shall be provided with fire sprinklers and have alarms transmitted off-site to a central monitoring station.
8. All fire access gates shall comply with Ordinance 1283.
9. The developer will be required to file a merger and resubdivision map combining APN 139-22-810-045 and 139-22-810-010.
10. A traffic study will be required.
11. All gates are to be electronically operated and must meet all applicable City standards.

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

Winston Henderson, 1555 E. Flamingo Road Suite 350, Las Vegas, Nevada 89119 appeared on behalf of the applicant who concurred with staff's recommendations.

Commissioner Anita Wood MOVED and Commissioner Tom Langford SECONDED to APPROVE ZN-42-01 per staff's recommendations subject to the following changes:

Condition #2 Changed to Read: "The Senior Apartment Complex shall comply with the Multifamily Development Standards with the exception that 40 covered parking spaces shall be required. Carports are not required to follow the same design theme and materials provided the carports are not directly visible from Tonopah Avenue or Yale Street."

Condition #3c Deleted.

Condition #6 Changed to Read: "Outside storage may be allowed. If outside storage is desired, the storage yard shall be completely screened with an eight-foot high solid decorative masonry wall with solid metal gates. Storage shall not exceed the height of the wall."

The motion carried by MAJORITY vote with Chairman Nelson Stone abstaining from voting on this item as he has a business interest with the applicant.

8) AMP-26-01 (5198) ANN & WILLIS (Public Hearing)

An application submitted by Tiberti-Blood on behalf of the Shearing Family Trust, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to MDR Medium Density Residential. The property is generally located at the northwest corner of Ann Road and Willis Street. The Assessor's Parcel Numbers are 124-30-801-002, 124-30-801-004 and 124-30-801-005.

RECOMMENDATION:

The Development Services Department recommends that AMP-26-01 be denied because the proposed amendment to the Comprehensive Plan is not supported by the guidelines for Medium Density Residential and because the proposed changes are not supported by the Visions, Goals, Objectives and Policies within the Comprehensive Plan.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated this request is identical to a previous request denied by the Planning Commission on July 25, 2001 and the applicant has never appealed that application, therefore that decision stood and the applicant has now re-filed and is before the Planning Commission at this time. He stated that according to the Comprehensive Plan guidelines medium density residential should be located near the intersection of two 100-foot wide or larger streets and stated that Ann Road is a 100-foot wide street and Willis Street is a 60-foot wide street. Mr. Jordan stated that the Comprehensive Plan suggests that lots no smaller than 4,500 square feet be developed. According to the preliminary development plan the applicant is proposing a minimum lot size of 4,000 square feet and some of the lots would be more than 4,000 square feet, he believes approximately 4,500 square feet. He also stated that staff is concerned that to the east of this property there is an area that is under a development agreement to be developed as office development, and to the north there is the Creekside Development which is zoned R-1. He stated that immediately to the west the property is zoned R-1 and is shown as low density residential in the Comprehensive Plan, and just west of Valley Drive the property is shown as medium density residential. He stated that at one time there was a Resolution of Intent for R-3 development, but that ROI expired on September 15, 2001. He stated that one of the concerns staff has if this amendment is approved, is the property to the west, which is zoned R-1, situated between two pieces of property that is actually designated for medium density residential, therefore there is a chance that an application would be filed to amend the Comprehensive Plan for medium density residential, therefore staff's recommendation is for denial of this request.

Mark Jones, 3610 N. Rancho, Las Vegas, Nevada 89130 appeared on behalf of the applicant who stated he feels the applicant has met all of the requirements of the Master Plan Guidelines.

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

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to APPROVE AMP-26-01.

The motion carried by MAJORITY vote with Commissioner Tom Langford and Commissioner Scott Albright voting against the motion.

9) ZN-43-01 (5199) ANN & WILLIS (Public Hearing)

An application submitted by Tiberti-Blood on behalf of the Shearing Family Trust, property owner, for a reclassification of property from an R-1 Single-Family Residential District to a Planned Unit Development District (PUD) consisting of 115 single-family homes. The property is generally located at the northwest corner of Ann Road and Willis Street. The Assessor's Parcel Numbers are 124-30-801-002, 124-30-801-004 and 124-30-801-005.

RECOMMENDATION:

The Development Services Department recommends that ZN-43-01 be denied because the proposed amendment to the Comprehensive Plan is not supported by the guidelines established in the Comprehensive Plan.

If however, the Planning Commission determines that approval of the Comprehensive Plan amendment is warranted and that the proposed lot sizes of 4,000 square feet pose no significant impact, then staff recommends the Planning Commission provide a favorable recommendation to the City Council for permanent zoning of the Planned Unit Development District, (PUD) by ordinance with the following conditions:

1. Standard Conditions: 1, 2, 3, 7, 11, 15, 16, 26, 27, 28, 29 and 31.
2. Development of the subject site shall not exceed 115 detached single-family dwelling units or a density of 5.63 dwelling units per acre.
3. The minimum lot size shall be 4,000 square feet with a minimum lot width of 40 feet.
4. The developer shall provide 15 feet of landscaping (which may include the sidewalk) next to the corner lots (lots 28, 29, 50, 51, 71, 72 and 92). The sidewalk shall be separated from the back of curb by a minimum of five feet. The landscaped area shall be shown as a common element on the final map and not as part of the residential lots.
5. Development shall comply with the Single Family Design Guidelines.
6. Development shall comply with the following setbacks:
 1. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
 2. Interior Side: Five (5) feet.
 3. Corner Side: Ten (10) feet.
 4. Rear Yard: Fifteen (15) feet.
7. A final development plan shall be required for Planning Commission review and approval. The final development plan shall provide details of the park areas showing landscaping and amenities. Prior to submittal of the final development plan, the applicant must schedule a meeting with the Parks and Recreation Director to determine what amenities will be required of the private park areas.
8. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City.
9. Fiber optic conduit must be provided on the Ann Road frontage.
10. The two driveways onto El Campo Grande Avenue, one from the project on the south, and the other from Creekside Unit 1 on the north, must be separated by a minimum distance of 150 feet.
11. A merger and resubdivision map is required.

12. Dedication of Willis Street and El Campo Grande Avenue is required adjacent to APN 124-30-801-002.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that according to the preliminary development plan the lots would have a minimum lot size of 4,000 square feet with a density of 5.63 dwelling units to the acre. He stated that in the original staff report, staff has indicated their concern over the lot size not complying with the suggested lot size requirement of 4,500 square feet in the Comprehensive Plan. He stated that if approved staff would like to see changes, one being that the corner side yard landscaping next to the corner lots for the main street that goes into this development, be increased from ten (10) to fifteen (15) feet with a five foot wide sidewalk, and that sidewalk be located away from the street frontage, which would create essentially a miniature trail to allow the residents on the south side of this development to be able to go up to the park area. He also stated the Public Works Department had concerns regarding the original preliminary development plan with the street location on the north side that it was not meeting the correct offset requirements for the street to the subdivision to the north. He stated the applicant has submitted a revised preliminary development plan where they have increased the landscaped area next to the corner lots, as well as relocating that street to line up to the street north of it which complies with the desires of the Traffic Engineers. He stated as a result of those changes the park area was reduced slightly, but because they can now include those areas along the corner lots as part of the street scape they can include them as part of their open space requirements. Mr. Jordan stated that because the Planning Commission approved the Comprehensive Plan that is no longer an issue, but because the lot sizes being less than the 4,500 square feet, if the Planning Commission were to determine that is no longer an issue staff's recommendations would then be for approval subject to conditions listed.

Mark Jones, 3610 N. Rancho, Las Vegas, Nevada 89130 appeared on behalf of the applicant.

Joe Kennedy, 8506 W. Desert Inn Road, Las Vegas, Nevada 89117 appeared on behalf of the applicant.

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

Commissioner Anita Wood MOVED and Vice-Chairman Harry Shull SECONDED to APPROVE ZN-43-01 per staff's recommendations subject to the following change:

Condition #3 Changed to Read: "The minimum lot size shall be 4,500 square feet with a minimum lot width of 40 feet."

The motion carried by UNANIMOUS vote.

**There was a break in the proceedings at 8:54 P.M.
The meeting reconvened at 9:12 P.M.**

Item #10 AMP-27-01 and Item #11 ZN-45-01 are related.

10) AMP-27-01 (5243) CENTENNIAL MARKET PLACE (Public Hearing)

An application submitted by Mark Lefkowitz on behalf of Losee Center B LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Community Commercial. The property is generally located at the northeast corner of Losee Road and Centennial Parkway. The Assessor's Parcel Numbers are 124-24-401-001 and 124-24-401-002.

RECOMMENDATION:

The Development Services Department recommends that AMP-27-01 be denied as the proposed change does not comply with the guidelines established in the Comprehensive Plan and there is no compelling reason to amend the Comprehensive Plan land use element.

The application was presented by Mary Aldava, Associate Planner, on behalf of staff who indicated staff is recommending denial as the proposed change does not comply with the guidelines established in the Comprehensive Plan and there is no compelling reason to amend the Comprehensive Plan land use element.

George Garcia, 2501 N. Green Valley Parkway, Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant.

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

Commissioner Tom Langford stated that in the workshops the Planning Commission agreed with this particular area, however it was to be Neighborhood Commercial C-1, not C-2.

Mr. Garcia stated that would be acceptable to him.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to APPROVE AMP-27-01 per staff's recommendations subject to the following change:

This amendment shall be from Low Density Residential to Neighborhood Commercial.

The motion carried by UNANIMOUS vote.

Item #10 AMP-27-01 and Item #11 ZN-45-01 are related.

11) ZN-45-01 (5245) CENTENNIAL MARKET PLACE (Public Hearing)

An application submitted by Mark Lefkowitz on behalf of the Centennial Losee Center, LLC, property owner, for a reclassification of property from an R-E Ranch Estates District to a C-2 General Commercial District. The property is generally located at the northeast corner of Losee Road and Centennial Parkway. The Assessor's Parcel Numbers are 124-24-401-001 and 124-24-401-002.

RECOMMENDATION:

The Development Services Department recommends that ZN-45-01 be denied as the rezoning is not justified by changed or changing conditions since the adoption of the Comprehensive Plan in June of 1999.

The application was presented by Mary Aldava, Associate Planner, on behalf of staff who stated the Development Services Department recommends that ZN-45-01 be denied as the rezoning is not justified by changed or changing conditions since the adoption of the Comprehensive Plan in June of 1999.

George Garcia, 2501 N. Green Valley Parkway, Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who stated is willing to amend the application and accept the C-1 zoning.

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

Commissioner Anita Wood MOVED and Commissioner Scott Albright SECONDED to APPROVE ZN-45-01 per staff's recommendations subject to the following change:

"The zoning shall be amended from an R-E Ranch Estates District to C-1 Neighborhood Commercial."

The motion carried by UNANIMOUS vote.

12) UN-13-93 (5212) RICHARD K. JAMESON (Public Hearing)

An application submitted by K. Richard Jameson, property owner, for an extension of time of an interim use permit in the R-A/F-A Redevelopment Area/Focus Area Subdistrict to allow an auto repair facility. The property is located at 1601 N. Main Street. The Assessor's Parcel Number is 139-22-811-019.

RECOMMENDATION:

The Development Services Department recommends a one year extension of time provided the applicant is in compliance with those items listed in the analysis section and that all Fire Department code violations have been corrected prior to Redevelopment Agency consideration. However, should the applicant not comply with those items listed in the analysis section and corrected all the Fire Department code violations prior to Redevelopment Agency consideration, then staff's recommendation for an extension of time will be for denial.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the original interim use permit was approved back in 1993 with a 5-year time limit and the applicant has come in and received several extensions of time. He stated that it should be noted that during some of the extensions of time, the applicant had not complied with the block wall requirement and there were issues dealing with the tire storage on this site, which the applicant has cleaned up. Mr. Jordan stated staff's recommendation is for a one-year extension of time providing the applicant complies with the items listed in the analysis section of the staff report and that all Fire Department code violations have been corrected prior to Redevelopment Agency consideration. He stated should the applicant not comply with those items listed in the analysis section and corrected all the Fire Code violations, then staff's recommendation would be for denial prior to the item being forwarded to the Redevelopment Agency.

Richard Jameson, 3287 Las Vegas Boulevard North, Las Vegas, Nevada 89115 appeared on behalf of the applicant who stated he has complied with the items listed.

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

Commissioner Tom Langford stated he commends the applicant on the work done on in the past, however he feels the applicant only complies with requirements when forced to by appearing before the Planning Commission.

Mr. Jameson stated he has a tenant who has been trouble for him, but will be moving out soon.

Commissioner Anita Wood stated she agrees with Commissioner Langford's statements and does not see this situation getting any better.

Commissioner Dean Leavitt stated he, too, agrees with the other Commissioners that there appear to be more violations than corrections and this is not good for the City of North Las Vegas.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to DENY UN-13-93 per staff's recommendations.

The motion carried by MAJORITY vote with Vice-Chairman Harry Shull, Commissioner Scott Albright and Commission Marilyn Kirkpatrick voting against the motion.

13) UN-83-01 (5201) DONALD J. STEWART (Public Hearing)

An application submitted by Donald J. Stewart, property owner, for a use permit in a R-E Ranch Estates District to allow an accessory structure to exceed the height (by 7 feet and 3 inches) of the principal structure. The property is located at 4105 Fuselier Drive. The Assessor's Parcel Number is 139-05-801-004.

RECOMMENDATION:

The Development Services Department recommends approval of UN-83-01 with the following conditions:

1. Standard Conditions: 4, 8, 10, 11 and 12.

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

Chairman Nelson Stone called for the applicant to come forward.

The applicant was not present.

Commissioner Marilyn Kirkpatrick stated she understood the last time the applicant appeared before the Planning Commission that the Commission would not require the applicant to appear again before the Commission as long as he complied with conditions set at the previous meeting.

Commissioner Anita Wood stated she believes this item can be voted on without the applicant being present.

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

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-83-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

14) UN-84-01 (5215) NEVADA STATE BANK (Public Hearing)

An application submitted by Lucchesi Galati Architects on behalf of Nevada State Bank, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a financial institution. The property is located at 2014 West Craig Road. The Assessor's Parcel Number is 139-05-616-007.

RECOMMENDATION:

The Development Services Department recommends that UN-84-01 be continued to allow the applicant time to submit a revised site plan that is in compliance with the Commercial Development Standards and Design Guidelines.

If however, the Planning Commission were to determine that approval is warranted at this time, staff recommends the following as conditions of approval:

1. Standard conditions: 8, 10, 11 and 12.
2. The applicant shall comply with the Commercial Development Standards and Design Guidelines, including, but not limited to the following:
 - a. The building shall be relocated and oriented toward the street corner.
 - b. A minimum 20 feet of landscaping shall be provided next to Craig Road and Clayton Street.
 - c. Landscaped islands, a minimum of six feet in width shall be provided at the end of all parking rows and for every 15 parking spaces contained in a row.
 - d. The trash enclosure shall be relocated away from the street frontage and screened from view from all rights-of-way.
3. A traffic study update is required.
4. The applicant shall provide fiber optic conduit on Craig Road and Clayton Street.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending that the applicant comply with all the Commercial Guidelines and that this item be continued to allow the applicant time to revise the site plan. He stated that if the Planning Commission feels this item warrants approval staff has listed some conditions of approval.

Dan Holt, 750 E. Warm Springs Road, Las Vegas, Nevada 89119 appeared on behalf of the applicant.

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

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to APPROVE UN-84-01 per staff's recommendations subject to the following changes:

Condition #2a Deleted.

Condition #2b Changed to Read: "A minimum 15 feet of landscaping shall be provided next to Craig Road and Clayton Street."

Condition #2d Changed to Read: "The trash enclosure shall be relocated away from the

street frontage and screened from view from all rights-of-way, or delete trash enclosure.”

Condition #4 Changed to Read: “The applicant shall provide fiber optic conduit on Clayton Street.”

Condition #5 Added to Read: “That a drainage study update is required.”

Condition #6 Added to Read: “A meandering pedestrian access path shall be provided to Craig Road. Such access shall be decorative, subject to staff review.”

The motion carried by MAJORITY vote with Commissioner Scott Albright voting against the motion.

15) ZN-19-00 (2134) CITY OF NORTH LAS VEGAS (Public Hearing)

An application submitted by the City of North Las Vegas for reclassification of property from an M-2 General Industrial District to an R-1 Single-Family Residential District. The property is generally located at the southwest corner of Alexander Road and Revere Street. The Assessor's Parcel Number is 139-09-501-005.

(from the 8/23/00 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that ZN-19-00 be approved for permanent "hard zoning" to the R-1 Single Family Residential District by ordinance.

This item was continued indefinitely from the August 23, 2000, Planning Commission meeting at the request of staff. It was then placed back on the October 24, 2001, Planning Commission agenda, but continued for 30 days at the request of the property owner's representative.

On August 2, 2000, the City Council directed staff to initiate a Comprehensive Plan amendment study and rezoning for the subject site. The subject site is presently surrounded by single family residential development, thereby, making the existing zoning designation of M-2 General Industrial incompatible. Staff originally and still recommends that the subject site be permanently rezoned to the R-1 Single Family Residential District.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff.

Bob Gronauer, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who requested this item be continued to allow the property owner time to plan something.

Commissioner Tom Langford MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE ZN-19-00 to the 11/28/01 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

16) ZN-44-01 (5216) LONE MOUNTAIN/COMMERCE (Public Hearing)

An application submitted by William Lyon Homes on behalf of Five for Ten Limited Partnership, property owner, for a reclassification of property from an R-E Ranch Estates District to a R-1 Single-Family Residential District. The property is generally located at the southeast corner of Lone Mountain Road and Commerce Street. The Assessor's Parcel Number is 139-03-502-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-44-01 receive a favorable recommendation and that this item be forwarded to the City Council for permanent "hard zoning" to the R-1 Single Family Residential District by ordinance.

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

Scott Prokopchuk, 500 Pilot Road Suite G, Las Vegas, Nevada 89119 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 Marilyn Kirkpatrick MOVED and Commissioner Scott Albright SECONDED to APPROVE ZN-44-01.

The motion carried by UNANIMOUS vote.

17) SPR-29-01 (5210) SYSCO FOOD SERVICES

An application submitted by Sysco Food Service, property owner, for a site plan review in an M-2 General Industrial District to allow a waiver of the Industrial Design Standards requiring landscape islands in parking lots and to allow light poles to exceed the maximum height. The property is located at 6201 East Centennial Parkway. The Assessor's Parcel Numbers are 123-27-101-029 through 123-27-101-032.

RECOMMENDATION:

The Development Services Department recommends that SPR-29-01 be approved subject to the following conditions:

1. The development shall comply with the following items:
 - a. The height of light fixtures should be proportion to the building mass and in no instance shall light poles be more than 30 feet in height.
 - b. That a minimum six-foot-wide landscape island between every double row of parking and a 15-foot wide landscape island at the end of every row shall be provided.
 - c. That 24 inch box trees be planted at intervals of 30 feet along the six-foot-wide landscape island between every double row.

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

Jack Madsen, 2180 W. 1300 S #300, Salt Lake City, Utah 84106 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE SPR-29-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

18) SPR-30-01 (5222) LAS VEGAS PAVING CORP.

An application submitted by Las Vegas Paving Corporation on behalf of Mendenhall Family Trust, property owner, for a site plan review in an M-2 General Industrial District to allow an office/warehouse development consisting of approximately 976,530 square feet. The property is generally located at the southwest corner of Lamb Boulevard and Smiley Road. The Assessor's Parcel Numbers are 123-31-702-001 and 123-31-703-001.

RECOMMENDATION

The Development Services Department recommends that this project be continued indefinitely in order for the applicant to address concerns regarding the placement of the buildings with regard to the location of Lincoln and Smiley Roads.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending an indefinite continuance in order for the applicant to address concerns regarding the placement of the buildings with regard to the location of Lincoln and Smiley Roads.

Golden Welch, of Las Vegas Paving, 4420 S. Decatur Boulevard, Las Vegas, Nevada 89103 appeared on behalf of the applicant.

Chairman Nelson Stone MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE SPR-30-01 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item is CONTINUED INDEFINITELY.

19) SPR-31-01 (5211) DENNY’S RESTAURANT

An application submitted by Apple Investments on behalf of Snappy Cheyenne LLC, property owner, for a site plan review in an M-2 General Industrial District to allow a waiver of the Commercial Development Design Standards requiring buildings to be oriented to the street front with parking located to the side and rear of the building. The property is located at 3230 Losee Road. The Assessor’s Parcel Number is 139-11-404-001.

RECOMMENDATION

The Development Services Department recommends SPR-31-01 be denied because the requirements for approval of a waiver have not been satisfied.

If however the Planning Commission were to find that approval of this item would be warranted at this time, staff recommends the following conditions:

- 1. Standard Conditions: 1, 2, 3, 4, 7, 11, 15, 16, 26, 27 and 29.
- 2. That oversized vehicle parking shall be provided on the site.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending denial of the waiver, however if the Planning Commission decided to approve this item, staff has recommended two (2) conditions.

Mike Bradshaw, 800 N. Rainbow Boulevard, Suite 220, Las Vegas, Nevada 89107 appeared on behalf of the applicant who stated he concurs with staff’s recommendations.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Anita Wood SECONDED to APPROVE SPR-31-01 per staff’s recommendations subject to the following conditions:

- 1. **Standard Conditions: 1, 2, 3, 4, 7, 11, 15, 16, 26, 27 and 29.**
- 2. **That a traffic update is required. The updated traffic study must include at a minimum:**
 - a. **A requirement that the developer must post a sign at the site entrance on Losee Road which states: “No Oversized Parking on Site.”**
 - b. **A requirement that the developer must post “No Parking” signs along Losee Road.**

The motion carried by UNANIMOUS vote.

20) T-885 (5022) THE CANYONS I

An application submitted by Centex Homes on behalf of John & Gabriella Michelon, property owners, for a tentative map review in an R-E Ranch Estates District (proposed property reclassification to R-1 Single-Family Residential). The property is generally located at the southeast corner of Centennial Parkway and Bruce Street. The Assessor's Parcel Number is 124-26-101-013.

RECOMMENDATION:

The Development Services Department recommends that the revised tentative map (T-885) be continued indefinitely to allow the City time to determine the exact alignment of the Upper Las Vegas Wash Flood Control Channel and if required, to allow time for the applicant to revised the tentative as appropriate. State Statutes require the Planning Commission to act within 45 days, otherwise the tentative map would be deemed approved. Therefore, unless the applicant is willing to continue the application, the Development Services Department will have to recommend that T-885 be denied.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff originally recommended an indefinite continuance of this item to allow the Public Works Department time to determine the exact alignment for the Upper Las Vegas Wash Flood Control Channel and if required to allow the applicant time to revise the proposed tentative map to account for the channel. The Public Works Department has indicated that the proposed channel would only affect the northeast corner of the subject site resulting in a minor amendment to the proposed tentative map. A new revised tentative map has been filed indicating the location of the channel. Therefore, staff recommends that the revised tentative map be approved subject to the nine (9) conditions.

Manny Patni, or Pentacore Engineering, 6763 W. Charleston Boulevard, Las Vegas, Nevada 89146 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE T-885 per staff's recommendations subject to the following conditions:

1. **Standard conditions: 1, 2, 3, 7, 11, 15, 17, 18, 26, 27, 29 and 31.**
2. **The applicant has a pending rezoning application (ZN-39-01) to the R-1 Single Family Residential District. The applicant shall obtain permanent zoning to the R-1 Single Family Residential District, otherwise, the tentative map shall be null and void.**
3. **The developer shall comply with the single family design standards.**
4. **The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City.**
5. **Dedication of right-of-way for the regional flood control facility along Centennial Parkway to be as required by the Director of Public Works.**
6. **Provide fiber optic conduit on Centennial Parkway and Bruce Street.**
7. **A pedestrian access must be provided on Centennial Parkway.**
8. **Dedication of 50-feet of right-of-way for Centennial Parkway, 40 feet for Bruce Street, and 30 feet for Lawrence Street and Azure Lane is required along with associated spandrel dedications.**
9. **Two copies of a revised tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.**

The motion carried by UNANIMOUS vote.

21) T-889 (5209) COBBLESTONE COVE II

An application submitted by D.R. Horton on behalf of Robert O. Rains Jr., property owner, for a tentative map review in a R-E Ranch Estates District (proposed property reclassification to R-1 Single-Family Residential District). The property is generally located at the southeast corner of Bruce Street and Hammer Lane. The Assessor's Parcel Numbers are 124-35-601-001, 124-35-601-004, 124-35-601-005, 124-35-601-008, 124-35-601-011, 124-35-601-013 and 124-35-601-014.

RECOMMENDATION:

The Development Services Department recommends that the revised tentative map (T-885) be continued indefinitely to allow the City time to determine the exact alignment of the Upper Las Vegas Wash Flood Control Channel and if required, to allow time for the applicant to revised the tentative as appropriate. State Statutes require the Planning Commission to act within 45 days, otherwise the tentative map would be deemed approved. Therefore, unless the applicant is willing to continue the application, the Development Services Department will have to recommend that T-885 be denied.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 11/28/01.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to CONTINUE T-889 to the 11/28/01 Planning Commission meeting per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 11/28/01.

OLD BUSINESS

22) SPR-28-01 (5147) NORTHSTAR BUSINESS CENTER

An application submitted by James E. Stroh, Architect, Inc., on behalf of Pat Lamers, Vegas Industrial Development, LLC, Richard & LaDawn Peterson, Juel Parker, Darlene Parker, Douglas Albright, Loren & Arlene Peiterson, Parker Ranches, Charles & Valerie Dimick and Brent & Julie Rae Parker, et.al., property owners, for a site plan review in an M-2 General Industrial District to allow a 117,454 square foot office park. The property is generally located at the southwest corner of Craig Road and Lamb Boulevard. The Assessor's Parcel Numbers are 140-06-610-026, 140-06-701-012 and 140-06-701-014.

RECOMMENDATION

The Development Services Department recommends that this project be continued indefinitely in order for the applicant to address concerns regarding the perimeter landscaping and the concerns of the Public Works Department.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the Development Services Department recommends that this project be continued indefinitely in order for the applicant to address concerns regarding the perimeter landscaping and the concerns of the Public Works Department.

Chairman Nelson Stone called for the applicant to come forward.

The applicant was not present.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE SPR-28-01 to the 11/14/01 Planning Commission meeting per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 11/14/01.

23) T-878 (4415) CENTENNIAL AND REVERE

An application submitted by Real Homes, on behalf of Pearl Corp., property owner, for a tentative map review in an R-E Single Family Residential District (pending reclassification to the PUD Planned Unit Development District) to allow 274 single-family homes. The property is generally located at the northeast corner of Centennial Parkway and Revere Street. The Assessor's Parcel Number is 124-22-401-001.

RECOMMENDATION:

The Development Services Department recommends that the revised tentative map, T-878 be continued to allow the City Council time to consider the appeal of the application (ZN-24-01) to rezone the subject site to the PUD Planned Unit Development District and if approved, to allow staff time to review the tentative map in accordance with any conditions or changes that may be required as part of the PUD request or to allow the applicant time to revise the tentative map to be in compliance with any conditions or changes that may be required as part of the PUD request.

If however, the City Council upholds the decision of the Planning Commission regarding the application (ZN-24-01) to rezone the subject site to the PUD Planned Unit Development District, then staff's recommendation will be for denial as the proposed tentative map will not comply with the requirements of the R-E Ranch Estates District.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 11/14/01.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE T-878 to the 11/14/01 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 11/14/01.

PUBLIC FORUM

This is the portion of the meeting devoted to the public. After completing and submitting a yellow 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: None

CHAIRMAN'S BUSINESS: None

ADJOURNMENT: 10:30 PM

A motion to ADJOURN the October 24, 2001 meeting of the Planning Commission of the City of North Las Vegas was made by Chairman Nelson Stone. Commissioner Anita Wood SECONDED the motion.

Nelson Stone, Chairman

ATTEST:

Ted Karant, Recording Secretary