

# 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

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**January 9, 2002**

**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:**

Jim Stuber, Acting Director, Development Services  
Steve Baxter, Planning Manager  
Marc Jordan, Senior Planner  
Mary Aldava, Associate Planner  
Lenny Badger, Public Works  
Madeleine Jabbour, Transportation Services  
Steven DiGiovanni, Fire Department  
Jim Lewis, Deputy City Attorney  
Ted Karant, Recording Secretary

**PLEDGE OF ALLEGIANCE**

Commissioner Scott Albright

**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 December 12, 2001.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE the minutes of the December 12, 2001 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

## **CONSENT AGENDA**

### **A) PW-01-02 (5756) AUTUMN CHASE, UNIT 1**

Approve the Amended Final Map.

### **B) PW-02-02 (5778) WATERBROOK PLAZA**

Accept the Commercial Developments Off-Site Improvements Agreement by Simon and Lake Properties, LLC and accept the Off-Site Improvements Bond in the amount of \$28,043.00.

### **C) PW-03-02 (5779) JENSEN PRECAST**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Developers Insurance Company to release the Subdivision Improvements Performance Bond in the amount of \$108,313.15.

### **D) PW-04-02 (5781) CELEBRATE HOMES VIII**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Frontier Insurance Group, Inc. to release the Subdivision Bond in the amount of \$398,101.00.

### **E) PW-05-02 (5782) STARWOOD UNIT 1**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Developers Insurance Company to release the Subdivision Bond in the amount of \$173,843.00

### **F) PW-06-02 (5783) ARBOR GATE 2**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Frontier Insurance Group, Inc. to release the Subdivision Bond in the amount of \$615,274.00

### **G) PW-07-02 (5804) CRAIG AND LOSEE HOTEL CASINO**

Accept the Commercial Developments Off-Site Improvements Agreement by Mendenhall-Millennium, LLC and accept the Off-Site Improvements Bond in the amount of \$297,125.90.

### **H) PW-08-02 (5835) ELDORADO 5 R-1 60 #3**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify United Pacific Insurance Company to release the Performance Bond in the amount of \$358,546.00.

### **I) PW-09-02 (5844) DOVE CANYON UNIT 4**

Approve the Final Map and the Subdivision Off-site Improvements Agreement by the Developers of Nevada, LLC and accept the Performance Bond in the amount of \$232,434.68.

Commissioner Anita Wood MOVED and Commissioner Tom Langford SECONDED to APPROVE Consent Agenda Items A, B, C, F, G, H, and I.

The motion carried by UNANIMOUS vote.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE Consent Agenda Items D and E.

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

## **NEW BUSINESS**

### **1) AMP-02-02 (5627) ANN/LOSEE (Public Hearing)**

An application submitted by LV Concrete Corporation, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Open Space and LDR Low Density Residential to MDR Medium Density Residential. The property is generally located at the northwest corner of Hammer Lane and Losee Road. The Assessor's Parcel Number is 124-26-802-001 and 124-35-501-003.

### **RECOMMENDATION:**

The Development Services Department recommends that AMP-02-02 be denied as the subject site does not comply with the guidelines established in the Comprehensive Plan to warrant an amendment to the Comprehensive Plan and there is no compelling reason to amend the Comprehensive Plan.

Prior to the Planning Commission meeting, the applicant requested the item be continued indefinitely.

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

- ▶ Dan Mahony, 8470 W. Washburn, Las Vegas, Nevada 89149

Mr. Mahony stated he concurs with the continuance.

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

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to CONTINUE AMP-02-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

**The item is CONTINUED INDEFINITELY.**

**2) ZN-05-02 (5628) ANN/LOSEE (Public Hearing)**

An application submitted by LV Concrete Corporation, property owner, for reclassification of property from an R-E Ranch Estates District to a Planned Unit Development District (PUD) consisting of 186 Single-Family Homes. The property is generally located at the northwest corner of Hammer Lane and Losee Road. The Assessor's Parcel Numbers are 124-35-501-003 and 124-26-802-001.

**RECOMMENDATION:**

The Development Services Department recommends that ZN-05-02 be denied because the proposed development does not comply with the open space requirements; an Amendment to the Master Plan of Streets and Highways to realign Ann Road has not been submitted and approved; and channel alignment, cross section and right-of-way widths for the Upper Las Vegas Wash Channel project have not been established.

Prior to the Planning Commission meeting, the applicant requested the item be continued indefinitely.

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

- ▶ Dan Mahony, 8470 W. Washburn, Las Vegas, Nevada 89149

Mr. Mahony stated he concurs with the continuance.

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

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to CONTINUE ZN-05-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

**The item is CONTINUED INDEFINITELY.**

**3) AMP-01-02 (5599) CENTENNIAL MARKET PLACE (Public Hearing)**

An application submitted by the PT Corporation, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Neighborhood Commercial. The property is generally located at the southwest corner of Centennial Parkway and Losee Road. The Assessor's Parcel Number is 124-26-501-001.

**RECOMMENDATION:**

The Development Services Department recommends that AMP-01-02 be denied.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 1/23/02 Planning Commission meeting.

Chairman Nelson Stone opened the Public Hearing and stated it shall remain open until such time that this item is heard in its entirety.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE AMP-01-02 to the 1/23/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item is CONTINUED to 1/23/02.**

**4) ZN-04-02 (5598) CENTENNIAL MARKET PLACE (Public Hearing)**

An application submitted by the PT Corporation, property owner, for reclassification of property from an R-E Ranch Estates District to a C-1 Neighborhood Commercial District. The property is generally located at the southwest corner of Centennial Parkway and Losee Road. The Assessor's Parcel Number is 124-26-501-001.

**RECOMMENDATION:**

The Development Services Department recommends that ZN-04-02 be denied.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 1/23/02 Planning Commission meeting.

Chairman Nelson Stone opened the Public Hearing and stated it shall remain open until such time that this item is heard in its entirety.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE ZN-04-02 to the 1/23/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item is CONTINUED to 1/23/02.**

**5) UN-02-02 (5609) CRAIG RANCH GOLF COURSE (Public Hearing)**

An application submitted by Craig Ranch Golf Course, LLC, property owner, for a use permit in a R-1 Single-Family Residential District to allow lights on a driving range. The property is generally located at the northeast corner of Revere Street and Craig Road. The Assessor's Parcel Number is 139-03-102-004.

**RECOMMENDATION:**

The Development Services Department recommends that UN-02-02 be approved subject to the following conditions:

1. Standard Conditions: 4, 8, 10, 11 and 12.
2. All light shall be shielded so that the light source is not visible from Craig Road, and the Fairway Villas development to the north.
3. Lighting shall not exceed .5 foot candles beyond the boundary of the driving range.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval subject to three (3) conditions listed.

George Garcia, 2501 Green Valley Parkway Suite 108, Henderson, Nevada 89104 appeared on behalf of the applicant who stated he would like to have condition #2 changed and condition #3 deleted.

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-02-02 per staff's recommendations subject to the following changes:

**Condition #2 Changed to Read: "All lights shall be shielded so that the light source is not visible from Craig Road."**

**Condition #3 Deleted.**

The motion carried by UNANIMOUS vote.

#### **6) UN-86-98 (1525) LIBERTY RECYCLING (Public Hearing)**

An application submitted by Irma Huerta on behalf of Wells Fargo Bank of Nevada, property owner, for an annual review of a use permit allowing a salvage center in an M-2 General Industrial District. The property is located at 130 West Owens Avenue. The Assessor's Parcel Numbers are 139-22-811-006 through 139-22-811-009, 139-22-811-015 and 139-22-811-101.

**Recommendation:**

The Development Services Department recommends that the annual review for UN-86-98 be approved, provided the applicant submits proof of compliance with all Clark County Health District requirements prior to Planning Commission consideration.

Otherwise, the Development Services Department recommends denial of the annual review for UN-86-98.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated this application is an annual review for Liberty Recycling. He stated in December, 1998 the Planning Commission approved a use permit for a recycling/salvage center for this site, which is located at 130 W. Owen Street. He stated that the Redevelopment Agency approved this item. He stated staff is recommending approval of this annual review, providing the applicant submits proof of compliance with Clark County Health District requirements. If not, due to the date specifics that were set by the Redevelopment Agency, staff would recommend this item be forwarded to the Redevelopment Agency to set a public hearing for revocation of the use permit for failure to comply with the conditions of approval.

Bradley M. Ballard, 701 N. Green Valley Parkway, 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 Anita Wood asked the applicant if any recycling business is being conducted at this site.

Mr. Ballard replied that there is not.

Chairman Nelson Stone MOVED and Commissioner Tom Langford SECONDED to REFER UN-86-98 TO THE REDEVELOPMENT AGENCY FOR A REVOCATION HEARING based on the non-compliance with the Clark County Health District Requirements.

The motion carried by UNANIMOUS vote.

#### **7) ZN-02-02 (5575) UNLIMITED HOLDINGS (Public Hearing)**

An application submitted by Unlimited Holdings, Inc., on behalf of Quantum Resource Group, LP, property owner, for reclassification of property from an R-E Ranch Estates District to a C-1 Neighborhood Commercial District. The property is generally located at the northeast corner of Hope Street and Azure Avenue. The Assessor's Parcel Numbers are 124-26-103-003 and 124-26-103-001.

**RECOMMENDATION:**

The Development Services Department recommends that ZN-02-02 be continued indefinitely to allow the Planning Commission time to complete it's study of the commercial corridor along Centennial Parkway.

Otherwise, staff's recommendation is for denial because commercial development would be more appropriately located at the intersection of North 5<sup>th</sup> Street and Centennial Parkway.

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

George Garcia, 2501 N. Green Valley Parkway Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who stated he would like to have this item continued for two (2) weeks.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. Chairman Stone stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to CONTINUE ZN-02-02 to the 1/23/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item is CONTINUED to 1/23/02.**

**8) ZN-03-02 (5577) ANN & COMMERCE (Public Hearing)**

An application submitted by Specialty Holdings, inc., on behalf of George & Lorene Younghans, property owners, for reclassification of property from an R-E Ranch Estates District to an R-1 Single-Family Residential District. The property is generally located at the southwest corner of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-34-101-003.

## **RECOMMENDATION:**

The Development Services Department recommends that ZN-03-02 be continued indefinitely to allow the applicant time to amend the request to include the entire parcel.

However, should the Planning Commission determine that approval is warranted at this time, then the Development Services Department recommends that this item be forwarded to the City Council for permanent 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 this site is part of a 40-acre parcel and the applicant is proposing to rezone only a portion of that parcel leaving approximately 13 acres at the corner of this intersection. Mr. Jordan stated that according to the Comprehensive Plan it would be difficult to support commercial zoning there or a higher density of development. He also stated Title 17 does not encourage rezoning one parcel with two different zoning districts and if this was approved, there would be ranch estates and R-1 on one parcel, therefore staff is recommending this item be continued to allow the applicant time to revise the application to include the entire parcel which would require staff to send out new notifications and post signs and staff is recommending an indefinitely continuance.

Dean Rasmussen, 3068 E. Sunset Road Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated he would like to move forward with residential zoning knowing that staff and the Planning Commission will be making some determinations on whether this becomes a commercial corner in the future.

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

- ▶ Dale Stefanisko, 5336 French Lavender, North Las Vegas, Nevada 89031

Mr. Stefanisko stated he concurs with staff's concerns and he opposes this item being approved.

Chairman Stone closed the Public Hearing.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Anita Wood SECONDED to CONTINUE ZN-03-02 to the 2/13/02 Planning Commission meeting.

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

**The item is CONTINUED to 2/13/02.**

## **9) T-896 (5576) ANN & COMMERCE**

An application submitted by Specialty Holdings, Inc. on behalf of George & Lorene Younghans, property owners, for a tentative map review in an R-E Ranch Estates District (proposed property reclassification to R-1 Single-Family Residential District). The property is generally located at the southwest corner of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-34-101-003.

**RECOMMENDATION:**

The Development Services Department recommends that T-896 be continued indefinitely to allow the applicant time to submit a revised tentative map that includes the entire parcel and addresses those items outlined in the analysis section. State Statutes require the Planning Commission to act within 45 days, otherwise the revised 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-896 be denied.

**The applicant asked that this item be withdrawn without prejudice.**

**The item has been WITHDRAWN.**

**10) ZN-07-02 (5668) NORTH 5<sup>TH</sup> & CENTENNIAL (Public Hearing)**

An application submitted by Jon Jannotta, property owner, for reclassification of property from an R-E

Ranch Estates District to a C-1 Neighborhood Commercial District. The property is generally located west of North 5<sup>th</sup> Street approximately 663 feet north of Centennial Parkway. The Assessor's Parcel Number is 124-22-801-010.

**RECOMMENDATION:**

The Development Services Department recommends that ZN-07-02 be continued indefinitely to allow the Planning Commission time to complete its study of the commercial corridor along Centennial Parkway.

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

Chip Maxfield, 3610 N. Rancho Drive, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated he concurs with a continuance, but rather than indefinite he would prefer the continuance be to the 1/23/02 Planning Commission meeting.

Chairman Nelson Stone opened the Public Hearing. No participants came forward and he stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to CONTINUE ZN-07-02 to the 1/23/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item is CONTINUED to 1/23/02.**

**11) ZN-08-02 (5684) OWENS AVE. RETAIL BUILDING (Public Hearing)**

An application submitted by Arik Raiter c/o Double R, LLC, property owner, for reclassification of property from a C-2 General Commercial District to a Planned Unit Development District (PUD) consisting of commercial development. The property is generally located at the northwest corner of Owens Avenue and Pecos Road. The Assessor's Parcel Numbers are 13-24-813-096, 139-24-813-060, and 139-24-813-061.

**RECOMMENDATION:**

The Development Services Department recommends that ZN-08-02 be continued until January 23, 2002, to allow the Planning Commission time to first consider the amendment to the Comprehensive Plan land use element.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending this item be continued to the 1/23/02 Planning Commission meeting.

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 Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE ZN-08-02 to the 1/23/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 1/23/02.**

**12) UN-01-02 (5537) NORWOOD HAND CAR WASH (Public Hearing)**

An application submitted by Melvin B. Norwood on behalf of the Weis Family Trust, property owner, for a

use permit in a C-2 General Commercial District to allow a hand automobile washing establishment. The property is located at 2218 E. Cheyenne Avenue. The Assessor's Parcel Number is 139-11-816-043.

**RECOMMENDATION:**

The Development Services Department recommends that UN-01-02 be approved subject to the following conditions.

1. Standard conditions number 4, 10, 11 and 12.
2. That the existing planter areas shall be replanted with live plant materials and shall be subject to staff review and approval.
3. That the building shall be finished in earth tone or neutral colors indigenous to the Las Vegas Valley and shall be subject to staff review and approval.
4. That all signage shall comply with all applicable codes and ordinances.
5. The facility will be required to construct a sand/oil interceptor and sampling manhole pursuant to City of North Las Vegas specifications. If an acceptable sand/oil interceptor exists for the facility, the facility is still required to construct a sampling manhole pursuant to the specifications. To obtain a copy of specifications, please contact Terri McGuinness at 633-1374.
6. Provide the required queuing for the car wash. Contact the NLV Traffic Engineer at 633-1238 for additional information.

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

Steve Weis, 6396 W. Sahara Avenue, Las Vegas, Nevada 89031 appeared on behalf of the applicant.

Melvin Norwood, 5313 Variety Avenue, North Las Vegas, Nevada 89031 appeared on behalf of the applicant.

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

- ▶ Irene Cole, 2432 E. Cheyenne, Las Vegas, Nevada (no zip code given)

Ms. Cole stated she agrees with staff's conditions and would like to see the applicant comply with those conditions.

Marc Jordan, Senior Planner, stated the zoning ordinance will allow the applicant two (2) years to fulfill the conditions of approval, however the applicant will be unable to obtain a business license until they meet those conditions.

Chairman Nelson Stone closed the Public Hearing.

Commissioner Tom Langford asked the applicant if this is going to be strictly a hand car wash.

Commissioner Anita Wood asked the applicant if he understands that in order to obtain a business license to operate he would need to meet the conditions of approval.

Mr. Weis stated he wanted to know if it was possible for him to obtain a conditional business license based

on a waterless car wash system.

Commissioner Anita Wood stated that is not what this particular application is for and the Planning Commission is limited by what is on the current application. She stated she visited the site on this day and noticed a sign on the property that indicated the business was open as a hand car wash.

Mr. Weis stated Mr. Norwood thought that once he filed the application for the use permit that action gave him permission to operate, but he now knows that is not the case and he'll make sure Mr. Norwood knows that he cannot current operate under those circumstances.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE UN-01-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**13) UN-85-00 (5658) TIMBERS (Public Hearing)**

An application submitted by THG, Inc., property owner, for an extension of time on a use permit in 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 north of Ann Road approximately 292 feet east of Simmons Street. The Assessor’s Parcel Number is 124-29-803-008.

**RECOMMENDATION:**

The Development Services Department recommends that the Planning Commission grant a six-month extension of time for UN-85-00 subject to the following conditions:

1. All conditions of approval for UN-85-00 shall apply.
2. All conditions of approval for FDP-09-01 shall apply.
3. That UN-85-00 shall expire on May 21, 2002.

The application was presented by Mary Aldava, Associate Planner, on behalf of staff who indicated staff is recommending a

The application was presented by Mary Aldava, Associate Planner, on behalf of staff who indicated this use permit was approved by the Planning Commission on November 21, 2000 with an extension of time granted by the Planning Commission on August 8, 2001. She stated the applicant is requesting another extension of time and if granted the expiration date would be May 21, 2002 and stated the Development Services Department recommends that the Planning Commission grant a six (6) month extension of time subject to three (3) conditions.

Bob Gronauer, 3800 Howard Hughes Parkway 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated he needs this extension of time due to some changes that were made to the floor plan within the building of the tavern and the retail shops. He stated the final development plan will be presented to the Planning Commission on 2/13/02 and he requested that staff’s recommendations be considered.

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 UN-85-00 per staff’s recommendations.

The motion carried by UNANIMOUS vote.

**There was a break in the proceedings at 8:20 P.M.  
The meeting reconvened at 8:33 P.M.**

**14) VAC-03-02 (5683) CRAIG/SIMMONS COMMERCIAL CENTER (Public Hearing)**

An application submitted by Halferty Development Company on behalf of the Mary Kay Robinson Trust, 12-10-73, property owner, for a vacation of a portion of a storm drainage easement south of Craig Road commencing at Simmons Street and proceeding in a westerly direction approximately 1,275 feet to Ferrell Street. The Assessor's Parcel Number is 139-05-302-002.

**RECOMMENDATION:**

The Development Services Department recommends that VAC-03-02 be approved and that this item be forwarded to City Council for final consideration.

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

Bob Gronauer, 3800 Howard Hughes Parkway 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

- ▶ Venna Davis, 3244 W. Craig Road, North Las Vegas, Nevada 89030

Ms. Davis stated she is concerned about the drainage and the potential for flash floods.

Chairman Stone closed the Public Hearing.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE VAC-03-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**15) AMP-05-02 (5686) CITY OF NORTH LAS VEGAS (Public Hearing)**

An application submitted by the City of North Las Vegas, property owner, for an Amendment to the Master Plan of Streets & Highways to change Dorrell Lane from the current designation of a 60-foot collector street to an 80-foot minor arterial between Clayton Street and North 5<sup>th</sup> Street. The Assessor's Parcel Numbers are 124-21-101-001, 124-22-201-001, 124-22-601-001, 124-22-601-002, 124-22-601-003, 124-22-101-002, 124-22-101-003, 124-22-101-004, 124-22-101-005, 124-22-101-006, 124-22-101-015, 124-22-101-014, 124-22-501-008, 124-22-501-007, and 124-22-501-003.

**RECOMMENDATION**

The Development Services Department recommends that AMP-05-02 be approved and that the portion of Dorrel Lane between Clayton Street and North 5<sup>th</sup> Street be re-designated as an 80' right-of-way.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Anita Wood SECONDED to APPROVE AMP-05-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**16) SPR-02-02 (5645) CRAIG & SIMMONS COMMERCIAL CENTER**

An application submitted by Halferty Development Company, LLC, on behalf of Mary Kay and Marilyn June Robinson, property owners, for a site plan review in an R-1 Single-Family Residential District (proposed property reclassification to C-2 General Commercial) to allow an 80,207 square foot commercial shopping center. The property is generally located at the southwest corner of Craig Road and Simmons Street. The Assessor's Parcel Number is 139-05-302-002.

**RECOMMENDATION**

The Development Services Department recommends that SPR-35-01 be denied because the proposed site plan fails to comply with Commercial Design Standards as addressed in the analysis section of this report.

If however, the Planning Commission were to determine that denial of this item would not be appropriate at this time, the Development Services Department recommends an indefinite continuance to allow staff to review a revised site plan that addresses the issues as mentioned in the analysis of this report.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 1/23/02 Planning Commission meeting.

Commissioner Tom Langford MOVED and Vice-Chairman Harry Shull SECONDED to CONTINUE SPR-02-02 to the 1/23/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item is CONTINUED to 1/23/02.**

**17) UN-03-02 (5643) CRAIG & SIMMONS CONVENIENCE STORE (Public Hearing)**

An application submitted by the Halferty Development Company, LLC, on behalf of Mary Kay Robinson and Marilyn June Robinson, property owners, for a use permit in an R-1 Single-Family Residential District (proposed property reclassification to C-2 General Commercial) to allow a convenience store with gas pumps. The property is generally located at the southwest corner of Craig Road and Simmons Street. The Assessor's Parcel Number is 139-05-302-002.

**RECOMMENDATION**

The Development Services Department recommends that UN-03-02 be denied because the proposed use is part of a site plan that has been determined to be unacceptable by Ordinance requirements, and building elevations have not been proposed.

If however the Planning Commission were to find that approval of this item is warranted at this time the following conditions are recommended:

1. Standard Conditions: 10, 11, and 12.
2. That the use permit shall be valid only upon Planning Commission approval of a site plan for the overall shopping center, and that the use be developed in accordance with such site plan as approved or amended by the Planning Commission.
3. That building elevations shall be consistent with the anchor portion of the overall shopping center, and be subject to review and approval by staff.
4. That the gas canopy match the building in design, finish and color.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the Planning Commission may consider this use permit at this time and approve it subject to the four (4) listed conditions, one of the conditions being that the applicant get an approved site plan.

Bob Gronauer, 3800 Howard Hughes Parkway 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 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 stated she questions whether this store is necessary as there are two others stores just like it at the intersection.

Commissioner Scott Albright stated he concurs with Commissioner Wood and does not want to see too many convenience stores at intersections.

Vice-Chairman Harry Shull stated he thinks this is a good location for the convenience store and believes it will be good for the community.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE UN-03-02 per staff's recommendations.

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

**18) UN-04-02 (5644) CRAIG & SIMMONS COMMERCIAL CENTER (Public Hearing)**

An application submitted by the Halferty Development Company, LLC, on behalf of Mary Kay Robinson and Marilyn June Robinson, property owners, for a use permit in an R-1 Single-Family Residential District (proposed property reclassification to C-2 General Commercial District) to allow a convenience food restaurant with a drive-thru. The property is generally located at the southwest corner of Craig Road and Simmons Street. The Assessor's Parcel Number is 139-05-302-002.

**RECOMMENDATION**

The Development Services Department recommends that UN-04-02 be denied because the proposed use is part of a site plan that has been determined to be unacceptable by Ordinance requirements, and building elevations have not been proposed.

If however the Planning Commission were to find that approval of this item is warranted at this time the following conditions are recommended:

1. Standard Conditions: 10, 11, and 12.
2. That the use permit shall be valid only upon Planning Commission approval of a site plan for the overall shopping center, and that the use be developed in accordance with such site plan as approved or amended by the Planning Commission.
3. That building elevations shall be consistent with the anchor portion of the overall shopping center, and be subject to review and approval by staff.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated this application is related to the previous application, Item #17 UN-03-02, and stated staff does not have an objection to the proposed use at this time, and if the Planning Commission were to determine that approval is warranted there are conditions associated with this use permit that would condition this upon an approved site plan review.

Bob Gronauer, 3800 Howard Hughes Parkway 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

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

Vice-Chairman Harry Shull **MOVED** and Commissioner Dean Leavitt **SECONDED** to **APPROVE** UN-04-02 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

**19) UN-05-02 (5663) TEN TON FORKLIFT & TRUCK SERVICE (Public Hearing)**

An application submitted by Richard Bautista on behalf of Jim Stubler and Hugh Wingerd, property owners, for a use permit in an M-1 Business Park Industrial District to allow a truck service facility. The property is located at 20 W. Tonopah Avenue. The Assessor's Parcel Number is 139-22-702-006.

**RECOMMENDATION**

The Development Services Department recommends that UN-02-02 be approved subject to the following conditions:

1. Standard condition 10, 11, 12 and 14.
2. Services provided may include: tune-ups; oil changes; lubrication; muffler installation; brake repair; smog certifications; carburetor repair; front end alignment; minor engine repair; and other related services.
3. Hydraulic hoists, pits, and all lubrication, greasing, washing, repair and diagnostic equipment shall be used and enclosed within a building.
4. Parking areas shall be separated from any residentially zone by at least ten feet.
5. A solid masonry wall or planting screen shall be required between all service station sites and residentially zoned property.
6. All trucks or trailers must be parked on-site.
7. No parking, backing, or maneuvering will be permitted on public streets.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval of this item, however because it is in the Redevelopment Area this item will need to be forwarded to the Redevelopment Agency for final consideration.

Richard Bautista, 3 Pheasant Ridge Circle, Henderson, Nevada 89014 appeared on behalf of the applicant who stated he agrees with staff's recommendations.

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

Commissioner Anita Wood stated the property is surrounded on three sides by residential and she is concerned about what type of heavy equipment will be used at this location.

Mr. Bautista replied that small trucks used for deliveries will be used, but not large 18-wheelers.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-05-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**Items 20-25 are related.**

**20) VN-02-02 (5681) WATERBROOK PLAZA (Public Hearing)**

An application submitted by John David Burke, Architect. On behalf of Simon & Lake Properties, LLC, property owner, for a variance in a C-1 Neighborhood Commercial District to allow a zero (0) setback where a 30 foot setback is required next to a residential district. The property is generally located at the southeast corner of Lake Mead Boulevard and Simmons Street. The Assessor's Parcel Number is 139-20-602-002.

**RECOMMENDATION:**

As the application does not meet the required standards for passage of a variance, the Development Services Department recommends that VN-02-02 be denied.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated there are five (5) applications for use permits that are associated with this variance on this current Planning Commission Agenda. He stated the applicant is requesting relief due to the narrowness of the lot, with the dimensions of the lot being 347 feet X 519 feet. He stated the applicant's intent is to develop several uses, one of them being a convenience store with gas pumps and car wash attached to that, convenience food restaurant with a drive through, a restaurant bar, a mini warehouse, and a separate retail pad. Mr. Jordan stated it is staff's opinion that this lot can be developed with a variety of uses and all those use can comply with the setbacks. He stated that likewise as part of the use permit, the applicant is requesting various waivers to the commercial design standards and it appears that there may be too many uses proposed for this site at this time, therefore staff is recommending denial of this request for variance as this property can be developed and there are no hardships demonstrated with this application.

Richard Bonar, 8275 Eastern Avenue Suite 200, Las Vegas, Nevada 89123 appeared on behalf of the applicant.

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

- ▶ Venna Davis, 1108 E. Owens, North Las Vegas, Nevada 89030

Ms. Davis stated she opposes this project because she feels it will not enhance the look of the community.

Chairman Stone closed the Public Hearing.

Commissioner Dean Leavitt stated he opposes a zero-lot line as he feels it will invite graffiti and would not look good in the community.

Commissioner Tom Langford stated he also opposes this item due to it not being a benefit to the community.

Vice-Chairman Harry Shull asked Steve DiGiovanni of the Fire Department, if there is a proper buffer between the existing structure and wondered if the Fire Department has any concern.

Steve DiGiovanni replied that there are building and Fire Code allowances for zero-lot line properties and there would have to be upgrades to comply.

Vice-Chairman Harry Shull asked staff if a zero-lot line is something the Planning Commission is allowed to grant.

Mr. Jordan replied that according to the staff report, if the Planning Commission were to grant this it needs to make certain findings that are within the staff report and there are four (4) findings and there are also some requirements under state law that the Planning Commission would be required to make and staff's opinion is that the hardships the applicant is indicating are self-imposed hardships and that property can be developed without it.

Steve Baxter, Planning Manager, stated that if the Planning Commission decides to deny it will be because the findings cannot be made by the Commission.

Commissioner Scott Albright stated he believes the state law is clear as to how the Planning Commission can grant a variance and with four (4) findings that must be met, the applicant must meet all four (4) of them and he does not believe this variance should be approved.

Chairman Nelson Stone asked staff if the Planning Commission needs to find all four (4) of the findings to be valid or just one.

Mr. Jordan replied that all four need to be met.

Commissioner Anita Wood stated to the applicant that this project is exceedingly aggressive for the amount of property available.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Anita Wood SECONDED to DENY VN-02-02 per staff's recommendations as the findings do not support this variance.

The motion carried by MAJORITY vote with Chairman Nelson Stone voting against the motion.

**Items 20-25 are related.**

**21) UN-09-02 (5677) WATERBROOK PLAZA (Public Hearing)**

An application submitted by John David Burke, Architect, on behalf of Simon & Lake Properties, LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow mini-warehousing. The applicant is also requesting waivers to the Commercial Design Standards requiring 20 feet of landscaping along the rights-of-way and placing pad development at the front of the site. The property is generally located at the southeast corner of Lake Mead Boulevard and Simmons Street. The Assessor's Parcel Number is 139-20-602-002.

**RECOMMENDATION**

The Development Services Department recommends that UN-09-02 be denied because the proposed use does not meet the minimum parking and commercial design standards. Moreover, the site plan for the commercial center has been determined to be unacceptable because it does not meet Ordinance Requirements.

If the Planning Commission determines that the proposed use is appropriate for the site then staff recommends an indefinite continuance be granted to allow the applicant time to redesign the site to comply with the Ordinance Requirements.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that Items 21-25 are all related as well as to the previous Item #20 and he is going to brief one item as they are all inter-related and the same problems exist on each item. This item, UN-09-02 is a use permit for the mini warehousing facility, which is located at southeast corner of Lake Mead and Simmons Street. He stated the applicant is proposing one 1,200 square foot office building, one 38,250 square foot 2-story mini warehousing, one single story 7,600 square foot mini warehousing building which is also located on the property line. He stated that due to the denial of the variances, staff's recommendation for this will be for denial, and there are a number of concerns with the site plan submitted as they do not comply with the parking requirements for the entire development. He stated it shows there are approximately 216 spaces where 308 are required and that is for all the uses combined. He also stated that, as indicated in the staff report, there are a number of concerns with the commercial design guidelines. He stated the applicant has applied for a waiver for some of the guidelines, specifically for the landscaping next to Lake Mead and Simmons Street and also for building orientation. He stated the design guidelines require twenty (20) feet of landscaping, and the applicant is proposing approximately 10 to 12 feet, and the guidelines also require the buildings to be orientated to the corner or street frontages whereas the site plan submitted does not reflect that. He also stated there are a number of concerns with other design guidelines that are indicated, some being pedestrian walkways, and parking lot landscaping. Mr. Jordan stated that since this item does not comply with the Commercial Design Guidelines or the minimum parking standards, and because the variance for the zero setback was denied staff is recommending this item be denied.

Richard Bonar, 8275 Eastern Avenue Suite 200, Las Vegas, Nevada 89123 appeared on behalf of the applicant who stated after receiving the staff reports with these comments that Mr. Jordan is indicating he put the architect back to work on this project and he does not believe staff has had time to respond to this yet, but he believes that all the issues stated have been addressed, but two, and he is requesting to have these items continued.

Mr. Jordan stated the applicant would have to revise the site plan to include the appropriate setbacks.

Mr. Bonar stated he agrees with a continuance, but would like to see it be time-specific.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE UN-09-02 to the 2/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item is CONTINUED to 2/13/02.**

**Items 20-25 are related.**

**22) UN-06-02 (5671) WATERBROOK PLAZA (Public Hearing)**

An application submitted by John David Burke, Architect, on behalf of Simon & Lake Properties, LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a convenience food store with gas pumps. The applicant is also requesting waivers to the Commercial Design Standards requiring 20 feet of landscaping along the rights-of-way and placing pad development at the front of the site. The property is generally located at the southeast corner of Lake Mead Boulevard and Simmons Street. The Assessor's Parcel Number is 139-20-602-002.

**RECOMMENDATION**

The Development Services Department recommends that UN-06-02 be denied because the proposed use does not meet the minimum parking and commercial design standards. Moreover, the site plan for the commercial center has been determined to be unacceptable because it does not meet Ordinance Requirements.

If the Planning Commission determines that the proposed use is appropriate for the site then staff recommends an indefinite continuance be granted to allow the applicant time to redesign the site to comply with the Ordinance Requirements.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that Items 21-25 are all related as well as to the previous Item #20 and he is going to brief one item as they are all inter-related and the same problems exist on each item. This item, UN-09-02 is a use permit for the mini warehousing facility, which is located at southeast corner of Lake Mead and Simmons Street. He stated the applicant is proposing one 1,200 square foot office building, one 38,250 square foot 2-story mini warehousing, one single story 7,600 square foot mini warehousing building which is also located on the property line. He stated that due to the denial of the variances, staff's recommendation for this will be for denial, and there are a number of concerns with the site plan submitted as they do not comply with the parking requirements for the entire development. He stated it shows there are approximately 216 spaces where 308 are required and that is for all the uses combined. He also stated that, as indicated in the staff report, there are a number of concerns with the commercial design guidelines. He stated the applicant has applied for a waiver for some of the guidelines, specifically for the landscaping next to Lake Mead and Simmons Street and also for building orientation. He stated the design guidelines require twenty (20) feet of landscaping, and the applicant is proposing approximately 10 to 12 feet, and the guidelines also require the buildings to be orientated to the corner or street frontages whereas the site plan submitted does not reflect that. He also stated there are a number of concerns with other design guidelines that are indicated, some being pedestrian walkways, and parking lot landscaping. Mr. Jordan stated that since this item does not comply with the Commercial Design Guidelines or the minimum parking standards, and because the variance for the zero setback was denied staff is recommending this item be denied.

Richard Bonar, 8275 Eastern Avenue Suite 200, Las Vegas, Nevada 89123 appeared on behalf of the applicant who stated after receiving the staff reports with these comments that Mr. Jordan is indicating he put the architect back to work on this project and he does not believe staff has had time to respond to this yet, but he believes that all the issues stated have been addressed, but two, and he is requesting to have these items continued.

Mr. Jordan stated the applicant would have to revise the site plan to include the appropriate setbacks.

Mr. Bonar stated he agrees with a continuance, but would like to see it be time-specific.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE UN-06-02 to the 2/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item is CONTINUED to 2/13/02.**

**Items 20-25 are related.**

**23) UN-07-02 (5673) WATERBROOK PLAZA (Public Hearing)**

An application submitted by John David Burke, Architect, on behalf of Simon & Lake Properties, LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a convenience food restaurant with a drive-thru. The applicant is also requesting waivers to the Commercial Design Standards requiring 20 feet of landscaping along the rights-of-way and placing pad development at the front of the site. The property is generally located at the southeast corner of Lake Mead Boulevard and Simmons Street. The Assessor's Parcel Number is 139-20-602-002.

**RECOMMENDATION**

The Development Services Department recommends that UN-07-02 be denied because the proposed use does not meet the minimum parking and commercial design standards. Moreover, the site plan for the commercial center has been determined to be unacceptable because it does not meet Ordinance Requirements.

If the Planning Commission determines that the proposed use is appropriate for the site then staff recommends an indefinite continuance be granted to allow the applicant time to redesign the site to comply with the Ordinance Requirements.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that Items 21-25 are all related as well as to the previous Item #20 and he is going to brief one item as they are all inter-related and the same problems exist on each item. This item, UN-09-02 is a use permit for the mini warehousing facility, which is located at southeast corner of Lake Mead and Simmons Street. He stated the applicant is proposing one 1,200 square foot office building, one 38,250 square foot 2-story mini warehousing, one single story 7,600 square foot mini warehousing building which is also located on the property line. He stated that due to the denial of the variances, staff's recommendation for this will be for denial, and there are a number of concerns with the site plan submitted as they do not comply with the parking requirements for the entire development. He stated it shows there are approximately 216 spaces where 308 are required and that is for all the uses combined. He also stated that, as indicated in the staff report, there are a number of concerns with the commercial design guidelines. He stated the applicant has applied for a waiver for some of the guidelines, specifically for the landscaping next to Lake Mead and Simmons Street and also for building orientation. He stated the design guidelines require twenty (20) feet of landscaping, and the applicant is proposing approximately 10 to 12 feet, and the guidelines also require the buildings to be orientated to the corner or street frontages whereas the site plan submitted does not reflect that. He also stated there are a number of concerns with other design guidelines that are indicated, some being pedestrian walkways, and parking lot landscaping. Mr. Jordan stated that since this item does not comply with the Commercial Design Guidelines or the minimum parking standards, and because the variance for the zero setback was denied staff is recommending this item be denied.

Richard Bonar, 8275 Eastern Avenue Suite 200, Las Vegas, Nevada 89123 appeared on behalf of the applicant who stated after receiving the staff reports with these comments that Mr. Jordan is indicating he put the architect back to work on this project and he does not believe staff has had time to respond to this yet, but he believes that all the issues stated have been addressed, but two, and he is requesting to have these items continued.

Mr. Jordan stated the applicant would have to revise the site plan to include the appropriate setbacks.

Mr. Bonar stated he agrees with a continuance, but would like to see it be time-specific.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to CONTINUE UN-07-02 to the 2/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item is CONTINUED to 2/13/02.**

**Items 20-25 are related.**

**24) UN-08-02 (5674) WATERBROOK PLAZA (Public Hearing)**

An application submitted by John David Burke, Architect, on behalf of Simon & Lake Properties, LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a self-serve automobile washing establishment. The applicant is also requesting waivers to the Commercial Design Standards requiring 20 feet of landscaping along the rights-of-way and placing pad development at the front of the site. The property is generally located at the southeast corner of Lake Mead Boulevard and Simmons Street. The Assessor's Parcel Number is 139-20-602-002.

**RECOMMENDATION**

The Development Services Department recommends that UN-08-02 be denied because the proposed use does not meet the minimum parking, stacking space or commercial design standards. Moreover, the site plan for the commercial center has been determined to be unacceptable because it does not meet Ordinance Requirements.

If the Planning Commission determines that the proposed use is appropriate for the site then staff recommends an indefinite continuance be granted to allow the applicant time to redesign the site to comply with the Ordinance Requirements.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that Items 21-25 are all related as well as to the previous Item #20 and he is going to brief one item as they are all inter-related and the same problems exist on each item. This item, UN-09-02 is a use permit for the mini warehousing facility, which is located at southeast corner of Lake Mead and Simmons Street. He stated the applicant is proposing one 1,200 square foot office building, one 38,250 square foot 2-story mini warehousing, one single story 7,600 square foot mini warehousing building which is also located on the property line. He stated that due to the denial of the variances, staff's recommendation for this will be for denial, and there are a number of concerns with the site plan submitted as they do not comply with the parking requirements for the entire development. He stated it shows there are approximately 216 spaces where 308 are required and that is for all the uses combined. He also stated that, as indicated in the staff report, there are a number of concerns with the commercial design guidelines. He stated the applicant has applied for a waiver for some of the guidelines, specifically for the landscaping next to Lake Mead and Simmons Street and also for building orientation. He stated the design guidelines require twenty (20) feet of landscaping, and the applicant is proposing approximately 10 to 12 feet, and the guidelines also require the buildings to be orientated to the corner or street frontages whereas the site plan submitted does not reflect that. He also stated there are a number of concerns with other design guidelines that are indicated, some being pedestrian walkways, and parking lot landscaping. Mr. Jordan stated that since this item does not comply with the Commercial Design Guidelines or the minimum parking standards, and because the variance for the zero setback was denied staff is recommending this item be denied.

Richard Bonar, 8275 Eastern Avenue Suite 200, Las Vegas, Nevada 89123 appeared on behalf of the applicant who stated after receiving the staff reports with these comments that Mr. Jordan is indicating he put the architect back to work on this project and he does not believe staff has had time to respond to this yet, but he believes that all the issues stated have been addressed, but two, and he is requesting to have these items continued.

Mr. Jordan stated the applicant would have to revise the site plan to include the appropriate setbacks.

Mr. Bonar stated he agrees with a continuance, but would like to see it be time-specific.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to CONTINUE UN-08-02 to the 2/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item is CONTINUED to 2/13/02.**

**Items 20-25 are related.**

**25) UN-10-02 (5678) WATERBROOK PLAZA (Public Hearing)**

An application submitted by John David Burke, Architect, on behalf of Simon & Lake Properties, LLC, 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 restaurant. The applicant is also requesting waivers of the Commercial Design Standards requiring 20 feet of landscaping along the rights-of-way and placing pad development at the front of the site. The property is generally located at the southeast corner of Lake Mead Boulevard and Simmons Street. The Assessor's Parcel Number is 139-20-602-002.

**RECOMMENDATION**

The Development Services Department recommends that UN-10-02 be denied because the proposed use does not meet the minimum parking and commercial design standards. Moreover, the site plan for the commercial center has been determined to be unacceptable because it does not meet Ordinance Requirements.

If the Planning Commission determines that the proposed use is appropriate for the site then staff recommends an indefinite continuance be granted to allow the applicant time to redesign the site to comply with the Ordinance Requirements.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that Items 21-25 are all related as well as to the previous Item #20 and he is going to brief one item as they are all inter-related and the same problems exist on each item. This item, UN-09-02 is a use permit for the mini warehousing facility, which is located at southeast corner of Lake Mead and Simmons Street. He stated the applicant is proposing one 1,200 square foot office building, one 38,250 square foot 2-story mini warehousing, one single story 7,600 square foot mini warehousing building which is also located on the property line. He stated that due to the denial of the variances, staff's recommendation for this will be for denial, and there are a number of concerns with the site plan submitted as they do not comply with the parking requirements for the entire development. He stated it shows there are approximately 216 spaces where 308 are required and that is for all the uses combined. He also stated that, as indicated in the staff report, there are a number of concerns with the commercial design guidelines. He stated the applicant has applied for a waiver for some of the guidelines, specifically for the landscaping next to Lake Mead and Simmons Street and also for building orientation. He stated the design guidelines require twenty (20) feet of landscaping, and the applicant is proposing approximately 10 to 12 feet, and the guidelines also require the buildings to be orientated to the corner or street frontages whereas the site plan submitted does not reflect that. He also stated there are a number of concerns with other design guidelines that are indicated, some being pedestrian walkways, and parking lot landscaping. Mr. Jordan stated that since this item does not comply with the Commercial Design Guidelines or the minimum parking standards, and because the variance for the zero setback was denied staff is recommending this item be denied.

Richard Bonar, 8275 Eastern Avenue Suite 200, Las Vegas, Nevada 89123 appeared on behalf of the applicant who stated after receiving the staff reports with these comments that Mr. Jordan is indicating he put the architect back to work on this project and he does not believe staff has had time to respond to this yet, but he believes that all the issues stated have been addressed, but two, and he is requesting to have these items continued.

Mr. Jordan stated the applicant would have to revise the site plan to include the appropriate setbacks.

Mr. Bonar stated he agrees with a continuance, but would like to see it be time-specific.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Dean Leavitt MOVED and Commissioner Tom Langford SECONDED to CONTINUE UN-10-02 to the 2/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item is CONTINUED to 2/13/02.**

**26) ZN-01-02 (5536) KID'S CO-OP (Public Hearing)**

An application submitted by the Clark County Parent Cooperative dba Kids' Co-Op Preschool on behalf of Wendy Higel, property owner, for reclassification of property from an R-E Ranch Estates District to a C-P Professional Office District. The property is located at 4308 N. Decatur Boulevard. The Assessor's Parcel Number is 139-06-310-006.

**RECOMMENDATION:**

The Development Services Department recommends that ZN-01-02 receive a favorable recommendation and that this item be forwarded to the City Council for rezoning to the C-P Professional Office Commercial District by ordinance.

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

Jesse Vigel, of Albright McCallister, 3658 N. Rancho Drive, 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. The following participants came forward:

- ▶ Michael A. Rodriguez, representing Jack Roarty (who submitted a yellow card to speak) 3675 S. Rainbow Boulevard Suite 107, Las Vegas, Nevada 89103.

Mr. Rodriguez stated he would like to see this item approved, but would like to see a few changes. He stated he would like to see a six (6) foot block wall for the south property line, with the exception of the first 30 feet as the Public Works Department deems necessary, he would like to see some 10-foot pine trees spaced every 10 feet as a buffer between the residential and the commercial and there is an approach at the southwest corner and he would like that moved so that it is not so close to the property line.

- ▶ Mary Jay, 4040 N. Decatur Boulevard, Las Vegas, Nevada 89130

Ms. Jay stated she supports this item.

Chairman Stone closed the Public Hearing.

Mr. Rodriguez stated, with regard to the six (6) foot wall, they plan to put administrative offices in the rear which would be a minimum of traffic generated. He stated if necessary, he would not have a problem with the block wall.

Commissioner Anita Wood asked how large is the buffer between the commercial and the residential.

Marc Jordan, Senior Planner, stated that with the office buildings that are being proposed there is going to be a 30-foot setback from the building to the residential district and he stated that anything within the C-P District is subject to the Commercial Guidelines and there is a 20-foot landscape buffering required.

Commissioner Dean Leavitt asked staff if there is a concern about the driveway being right on the property line.

Mr. Jordan stated that this is a rezoning application for C-P therefore no conditions can be placed on this application. He stated the driveway locations are subject to review and approval by the Traffic Engineer so when development is proposed it will be routed to the Building Department which will in turn allow the Traffic Engineer to review it and indicate any changes he deems necessary.

Commissioner Scott Albright disclosed that this property is adjacent to the City of Las Vegas, where he is employed as a Senior Planner, however he does not believe that will impair his ability to make a decision on this item.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Anita Wood SECONDED to APPROVE ZN-01-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**27) VAC-01-02 (5562) LAMB ASPHALT OFFICE WAREHOUSE (Public Hearing)**

An application submitted by Michael Casey, property owner, for a vacation of Asphalt Court commencing at Gowan Road and proceeding south approximately 420 feet. The Assessor's Parcel Numbers are 139-08-701-023, 139-08-701-024, 139-08-701-025 and 139-08-701-003.

**RECOMMENDATION:**

The Development Services Department recommends that VAC-01-02 be approved subject to the following conditions and forwarded to the City Council for final consideration.

1. All gates used to privatize Asphalt Court shall be electric and constructed in accordance with Fire Code requirements.
2. The gates used to privatize Asphalt Court shall be solid metal to screen the industrial development from view of right-of-way and sidewalks.
3. A merger and re-subdivision map or a reversionary map is required to combine the parcels.

The application was presented by Mary Aldava, Associate Planner, on behalf of staff who indicated staff is recommending approval subject to three (3) conditions.

Ted Egerton, 5828 W. Spring Mountain Road, 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 Tom Langford **SECONDED** to **APPROVE** VAC-01-02 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

**28) VAC-02-02 (5594) CITY OF NORTH LAS VEGAS (Public Hearing)**

An application submitted by the City of North Las Vegas, on behalf of the Operating Engineers Pension Trust, property owner, for a vacation of ten (10) feet of the southerly portion of the Craig Road right-of-way commencing at Pecos Road and proceeding east approximately 50 feet. The Assessor's Parcel Number is 140-06-299-002.

**RECOMMENDATION:**

The Development Services Department recommends that VAC-02-02 be approved and forwarded to the City Council for final consideration subject to the following condition:

1. The City of North Las Vegas currently has a water main and appurtenances within the area request for vacation. The vacation legal description must be revised to retain a ten (10) feet wide easement on either side of the existing facilities.

The application was presented by Mary Aldava, Associate Planner, on behalf of staff who indicated staff is recommending approval of this item, however staff is deleting condition #1.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE VAC-02-02 per staff's recommendations subject to the following change:

**Condition #1 Deleted.**

The motion carried by UNANIMOUS vote.

**29) T-897 (5606) MARTIN L. KING BUSINESS PARK**

An application submitted by Martin & Martin on behalf of Las Vegas Radio Land Co., property owner, for a tentative map review in a Planned Unit Development District (PUD). The property is located approximately 600 feet north of June Avenue and Martin Luther King Boulevard. The Assessor's Parcel Number is 139-16-201-004.

**RECOMMENDATION:**

The Development Services Department recommends that T-897 be approved subject to the following conditions:

1. Standard conditions: 1, 2, 4, 5, 7, 11, 15, 17, 25, 26, 27, 29, 31 and 32.
2. The application shall comply with all applicable conditions of approval for the PUD Planned Unit Development (ZN-15-01).
3. Edit the Lot 3 boundary to incorporate the access easement.
4. Access to Martin L. King Boulevard will be limited to right-in, right-out movements.
5. Four inch (4") schedule 40 PVC fiber optic conduit is required in Martin L. King Boulevard.
6. 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 application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that the proposed commercial map appears to comply with all the requirements therefore staff is recommending approval of this item subject to six (6) conditions.

John Entsminger, of Martin & Martin, 2101 S. Jones Boulevard, Las Vegas, Nevada 89106 appeared on behalf of the applicant who stated he received comments from the Traffic Department indicating they would have full access at the Martin Luther King intersection and he is in agreement with the conditions of the Traffic Study.

Vice-Chairman Harry Shull MOVED and Commissioner Den Leavitt SECONDED to APPROVE T-897 per staff's recommendations subject to the following changes:

**Condition #4 Changed to Read: "Access to Martin L. King Boulevard will be limited to right-in, right-out movements, or as approved by the City's Traffic Engineer."**

The motion carried by UNANIMOUS vote.

**30) FDP-13-01 (5531) CENTENNIAL/REVERE**

An application submitted by Centex Homes, property owner, for a Final Development Plan review in a Planned Unit Development District (PUD) consisting of 267 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 FDP-13-01 be continued indefinitely to allow the applicant time to meet with the Parks and Recreation Director to determine amenities within the open space areas, to comply with those items listed within the analysis section and to submit a revise the final development plan.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated this property has been recently rezoned to the Planned Unit Development District (PUD). He stated staff is recommending this item be continued indefinitely as some of the lot sizes have changed on the most recent revised tentative map. He also stated that part of the final development plan requirements is some elevations those items need to be ultimately approved by the City Council. Mr. Jordan stated the applicant has submitted revised elevations and floor plans that show compliance with housing size of 1,200 square feet and garage sizes of 20x20, however staff has not yet received a final development plan that would show all the amenities within the open space areas that the applicant is now proposing on the most recently revised tentative map and staff is recommending this item be continued indefinitely rather than date specific, to allow the applicant to supply those things to staff and they can be routed to the various departments, particularly the Parks and Recreation Department for review.

Dean Rasmussen, 3068 E. Sunset Road Suite 9, Las Vegas, Nevad 89120 appeared on behalf of the applicant who stated there is a companion item on the agenda, item #44, and stated that he believes the tentative map should be heard before the final development plan. He stated he is in agreement with a continuance, however he would prefer a two week continuance instead.

Mr. Jordan stated the applicant has submitted a revised final development plan, but it does not indicate the amenities stated earlier and it will need to be revised again.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE FDP-13-01 INDEFINITELY.

The motion carried by UNANIMOUS vote.

**The item is CONTINUED INDEFINITELY.**

**Item #44 T-878 is related and was heard following this item #30 FDP-13-01.**

### **31) T-899 (5682) DAYSIDE CONDOMINIUMS**

An application submitted by Taney Engineering on behalf of Bilbray Family Trust et. al., property owner, for a tentative map review in an R-2 Two-Family Residential District. The property is generally located at northeast corner of Lone Mountain Road and Decatur Boulevard. The Assessor's Parcel Number is 124-31-401-001.

#### **RECOMMENDATION:**

The Development Services recommends that T-899 be approved subject to the following conditions:

1. Standard Conditions: 1, 2, 4, 5, 7, 11, 15, 17, 18, 26, 27, 28, 29, 31 and 32.
2. Development shall comply with the Single Family Design Guidelines.
3. Each dwelling unit shall be designed to have a minimum two car garage.
4. The applicant shall comply with the setback requirements of the R-2 Two Family Residential District.
5. The development shall maintain a minimum 20-foot setback for each dwelling unit along the east and north property lines.
6. Twenty-four inch box trees (minimum of one and one-half caliper measured at four and one-half feet above the root ball) shall be planted at the minimum spacing appropriate to each plant variety adjacent to east and north property lines.
7. A minimum five-foot wide landscaped strip shall be provided between the west property line and the interior drive aisles.
8. Landscaping shall be provided on both sides of the main entrance to the development from Decatur Boulevard.
9. All residential units shall be provided with fire sprinklers, unless the applicant provides a suitable alternative to the City prior to the recording of the final map.
10. Edit the typical sections to remove all grades and slopes. Remove "TYPE I UNDER TYPE II BASE", "PRIME COAT", and "AC PAVEMENT". Correct the width of Lone Mountain Road.
11. Fiber optic conduit is required along Lone Mountain Road. Contact the Traffic Engineer at 633-1238 for additional information.
12. A parcel map is required to subdivide the site from Assessor's Parcel Number 124-31-401-001 prior to recordation of the final map.
13. A queuing analysis will be required.
14. 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 application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval of this item.

Ed Taney, of Taney Engineering, 444 S. Jones Boulevard Suite 1, Las Vegas, Nevada 89103 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE T-899 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**32) FDP-01-02 (5775) BIGELOW AEROSPACE CAMPUS**

An application submitted by Bigelow Development Aerospace Division, LLC, property owner, for an amendment to a previously approved Final Development Plan review in an R-1 Single-Family Residential District. The property is located at 1899 West Brooks Avenue. The Assessor's Parcel Number is 139-16-201-006.

**RECOMMENDATION:**

The Development Services Department recommended that FDP-01-02 be continued indefinitely to allow the applicant sufficient time to amend the approved preliminary development plans.

However, if the Planning Commission determines that the final development plan is in substantial conformance with the approved preliminary development plans, the Development Services Department recommends the following conditions:

1. That all applicable condition of ZN-30-00, ZN-02-01 and FDP-12-00 shall apply.
2. A technical drainage study update is required. Contact Stephen Casmus, P.E., Development and Flood Control Coordinator at 633-1912 for additional information.
3. A traffic study update is required.
4. Fire Department access lanes shall be provided in accordance with the requirements of the Fire Code.

The application was presented by Mary Aldava, Associate Planner, on behalf of staff who indicated staff is recommending this item be continued indefinitely to allow the applicant sufficient time to amend the preliminary development plans, however staff has listed conditions of approval if the Planning Commission decides to approve this final development plan.

Bill Roberts, 4640 S. Eastern Avenue, Las Vegas, Nevada 89119 appeared on behalf of the applicant.

John DeMilte, 4640 S. Eastern Avenue, Las Vegas, Nevada 89119 appeared on behalf of the applicant.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE FDP-01-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**OLD BUSINESS**

**33) AMP-33-01 (5436) AZURE/STATZ (Public Hearing)**

An application submitted by Nigro Associates on behalf of Nevcan Development, LTD, et. al. / Canev Development, LTD, 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 southwest corner of Azure Avenue and Statz Street. The Assessor's Parcel Numbers are 124-25-202-001 and 124-25-202-002.

This item was continued from the November 28, 2001, Planning Commission meeting at the request of the applicant. The applicant has submitted a revised letter of intent with a revised site plan. However, the proposal to amend the Comprehensive Plan for the northerly portion of the parcel has not changed. The revised preliminary plan is for development of the subject site.

After submittal of the revised plans, the applicant has requested in writing that this item be continued for an additional 30 days to allow for new revised plans to be submitted for consideration.

Staff has no objections to this item being continued for 30 days to the February 13, 2002, Planning Commission meeting, provided the applicant submits revised plans in advance for staff to review.

Prior to the Planning Commission meeting, the applicant requested to have this item withdrawn.

**The item is WITHDRAWN.**

**34) ZN-57-01 (5433) AZURE/STATZ (Public Hearing)**

An application submitted by Nigro Associates on behalf of Nevcan Development, LTD, et. al. / Canev Development, LTD, property owner, for reclassification of property from an R-E Ranch Estates District to a Planned Unit Development District (PUD) consisting of 208 Single-Family Homes. The property is located at the southwest corner of Azure Avenue and Statz Street. The Assessor's Parcel Numbers are 124-25-202-001 and 124-25-202-002.

This item was continued from the November 28, 2001, Planning Commission meeting at the request of the applicant. The applicant has submitted a revised letter of intent with a revised site plan.

The revised preliminary development now proposes 201 lots where 208 were originally proposed. The northerly portion of the site would consist of 103 lots with a minimum lot size of 3,335 square feet (35' X 95') and slightly larger (typical lot size of 3,500 square feet). The southerly portion of the development would consist of 98 lots with a minimum lot size of 6,000 square feet. The overall density for the proposed development is 4.81 dwelling units per acre. According to the revised site plan, five open space areas ranging in size from .56 acres to 1.49 acres are proposed along with interior street scape, 10 feet in width which includes a sidewalk. The street scape area is shown on a street detail and not on the site plan. Therefore, subtracting this area from the northerly proposed lots, the majority of the lots would now have a typical lot size of 35' X 85' for a minimum lot size of 2,975 square feet and the southerly lots would be less than 6,000 square feet. The applicant has also revised the preliminary development plan to remove the hammerhead cul-de-sacs that were once proposed. However, stub streets are still shown as part of the development. The revised preliminary development plan does not indicate dimensions, therefore, it is difficult to determine if the required perimeter landscaping has been met and if the minimum width for open space areas has been complied with.

After submittal of the revised plans, the applicant has requested in writing that this item be continued for an additional 30 days to allow for new revised plans to be submitted for consideration.

Staff has no objections to this item being continued for 30 days to the February 13, 2002, Planning Commission meeting, provided the applicant submits revised plans in advance for staff to review.

Prior to the Planning Commission meeting, the applicant requested to have this item withdrawn.

**The item is WITHDRAWN.**

**35) ZN-59-01 (5458) AZURE/STATZ II (Public Hearing)**

An application submitted by Nigro Associates on behalf of Nevcan Development, LTD, et. al. / Canev Development, LTD, property owner, for reclassification of property from an M-1 Business Park Industrial District to a Planned Unit Development District (PUD) consisting of 70 Single-Family Homes. The property is generally located at the northeast corner of Azure Avenue and Statz Street. The Assessor's Parcel Number is 124-25-501-005.

This item was continued from the November 28, 2001, Planning Commission meeting at the request of the applicant. The applicant has submitted a revised letter of intent with a revised site plan.

The revised preliminary development now proposes 69 lots where 70 were originally proposed. The proposed lots would still have a minimum lot size of 3,325 square feet (35' X 95') and slightly larger, and a density of 6.61 dwelling units per acre. According to the revised site plan, three open space areas ranging in size from .24 acres to .46 acres are proposed along with interior street scape, 10 feet in width which includes a sidewalk. The street scape area is shown on a street detail and not on the site plan. Therefore, subtracting this area from the proposed lots, the majority of the lots would now have a typical lot size of 35' X 85' for a minimum lot size of 2,975 square feet. The applicant has also revised the preliminary development plan to remove two hammerhead cul-de-sacs that were once proposed. Two stub streets are still shown as part of the development. The revised preliminary development plan does not indicate dimensions, therefore, it is difficult to determine if the required perimeter landscaping has been met.

After submittal of the revised plans, the applicant has requested in writing that this item be continued for an additional 30 days to allow for new revised plans to be submitted for consideration.

Staff has no objections to this item being continued for 30 days to the February 13, 2002, Planning Commission meeting, provided the applicant submits revised plans in advance for staff to review.

Prior to the Planning Commission meeting, the applicant requested to have this item withdrawn.

**The item is WITHDRAWN.**

**36) UN-99-01 (5469) NORTH VALLEY LATERAL-PHS 2**

An application submitted by the Southern Nevada Water Authority on behalf of the Bureau of Land Management, property owner, for a use permit in an O-L Open Land District to allow a surge tank. The property is generally located at the southwest corner of Grand Teton Drive and Revere Street. The Assessor's Parcel Number is 124-16-000-001.

**RECOMMENDATION:**

The Development Services Department recommends that UN-99-01 be approved subject to the following conditions:

1. That Standard Conditions 4, 6, 8, 10, 11, 12, 15, and 31 apply.
2. That all necessary provisions be taken to mitigate dust, subject to staff review and approval.
3. Access roads shall be treated with a dust palliative acceptable to the Director of Public Works.
4. A minimum eight-foot high concrete block wall be constructed along the perimeter of the site, the wall shall include solid metal access gates and decorative features along the Grand Teton Drive right-of-way.
5. A minimum 20-foot wide landscape buffer shall be provided along the Grand Teton Drive right-of-way.

This item was continued from the December 12, 2001, Planning Commission meeting, at the request of the applicant.

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

Leanne Miller, of the Southern Nevada Water Authority, 1900 E. Flamingo Road Suite 170, Las Vegas, Nevada 89119 appeared on behalf of the applicant who stated she 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 Anita Wood SECONDED to APPROVE UN-99-01 per staff's recommendations subject to the following change:

**Condition #5 Changed to Read: "A minimum 65-foot wide landscape buffer shall be provided along the Grand Teton Drive right-of-way."**

The motion carried by UNANIMOUS vote.

**37) UN-100-01 (5471) NORTH VALLEY LATERAL PHS 2 (Public Hearing)**

An application submitted by Southern Nevada Water Authority on behalf of the Bureau of Land Management, property owner, for a use permit in an O-L Open Land District to allow a temporary construction staging area. The property is generally located at the northeast corner of Grand Teton Drive and North 5<sup>th</sup> Street. The Assessor's Parcel Number is 124-11-000-001.

**RECOMMENDATION:**

The Development Services Department recommends that UN-100-01 be approved subject to the following conditions:

1. That Standard Conditions 4, 8, 10, 11, 12 and 15 apply.
2. That all necessary provisions be taken to mitigate dust, subject to staff review and approval.
3. Access roads shall be treated with a dust palliative acceptable to the Director of Public Works.
4. That UN-100-01 shall expire on January 31, 2004.

This item was continued from the December 12, 2001, Planning Commission meeting, at the request of the applicant.

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

Leanne Miller, of the Southern Nevada Water Authority, 1900 E. Flamingo Road Suite 170, Las Vegas, Nevada 89119 appeared on behalf of the applicant who stated she 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 UN-100-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**38) UN-101-01 (5472) NORTH VALLEY LATERAL PHS 2 (Public Hearing)**

An application submitted by the Southern Nevada Water Authority on behalf of the Bureau of Land Management, property owner, for a use permit in an O-L Open Land District to allow a temporary construction staging area. The property is generally located at the northwest corner of Grand Teton Drive and Lamb Boulevard. The Assessor's Parcel Number is 123-07-000-001.

**RECOMMENDATION:**

The Development Services Department recommends that UN-101-01 be approved subject to the following conditions:

1. That Standard Conditions 4, 8, 10, 11, 12 and 15 apply.
2. That all necessary provisions be taken to mitigate dust, subject to staff review and approval.
3. Access roads shall be treated with a dust palliative acceptable to the Director of Public Works.
4. That UN-101-01 shall expire on January 31, 2004.

This item was continued from the December 12, 2001, Planning Commission meeting, at the request of the applicant.

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

Leanne Miller, of the Southern Nevada Water Authority, 1900 E. Flamingo Road Suite 170, Las Vegas, Nevada 89119 appeared on behalf of the applicant who stated she 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 Marilyn Kirkpatrick SECONDED to APPROVE UN-101-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**39) UN-102-01 (5470) NORTH VALLEY LATERAL PHS 2 (Public Hearing)**

An application submitted by the Southern Nevada Water Authority on behalf of the Bureau of Land Management, property owner, for a use permit in an O-L Open Land District to allow a temporary construction staging area. The property is generally located at the northeast corner of Grand Teton Drive and Allen Lane. The Assessor's Parcel Number is 124-08-000-001.

**RECOMMENDATION:**

The Development Services Department recommends that UN-102-01 be approved subject to the following conditions:

1. That Standard Conditions 4, 8, 10, 11, 12 and 15 apply.
2. That all necessary provisions be taken to mitigate dust, subject to staff review and approval.
3. Access roads shall be treated with a dust palliative acceptable to the Director of Public Works.
4. That UN-102-01 shall expire on January 31, 2004.

] This item was continued from the December 12, 2001, Planning Commission meeting, at the request of the applicant.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE UN-102-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**40) AMP-30-01 (5344) CENTENNIAL/PECOS**

An application submitted by Centennial Pecos, LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Open Space to MDR Medium Density Residential. The property is generally located at the northwest corner of Tropical Parkway and Pecos Road. The Assessor's Parcel Numbers are 124-25-601-001, 124-25-601-002, 124-25-601-003, 124-25-601-004.

This item was continued from the November 14, 2001, Planning Commission meeting to allow the Planning Commission time to complete the commercial study along Centennial Parkway.

**RECOMMENDATION:**

The Development Services Department recommends that AMP-30-01 be approved to amend the Comprehensive Plan land use designation for the subject site to Medium Density Residential.

This item was continued from the December 12, 2001, Planning Commission meeting at the request of the applicant. The applicant has proposed a revised preliminary development plan as part of the accompanying rezoning request (ZN-48-01). However, the proposal for an amendment to the Comprehensive Plan has not changed.

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

Bill Curran, of Curran & Parry, 601 S. Rancho, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Brian Psioda, of VTN Nevada, 2727 S. Rainbow Boulevard, Las Vegas, Nevada 89146 appeared on behalf of the applicant.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE AMP-30-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

An application submitted by Centennial Pecos, LLC, property owner, for reclassification of property from an M-1 Business Park Industrial District to a Planned Unit Development District (PUD) consisting of 636 single-family homes. The property is generally located at the southwest corner of Centennial Parkway and Pecos Road. The Assessor's Parcel Numbers are 124-25-501-002, portions of 124-25-501-003 and 124-25-501-004 and 124-25-601-001, 124-25-601-002, 124-25-601-003 and 124-25-601-004.

This item was continued from the November 14, 2001, Planning Commission meeting to allow the Planning Commission time to complete the commercial study along Centennial Parkway.

**RECOMMENDATION:**

The Development Services Department recommends that ZN-48-01 be continued to allow the applicant time to meet with the Director of Parks and Recreation to provide information on the development and amenities of the open space areas.

If however, the Planning Commission were to determine that approval is warranted at this time, then the Development Services Department recommends that ZN-48-01 be forwarded to the City Council for permanent zoning to the Planned Unit Development District, (PUD) by ordinance with the following conditions:

1. Standard Conditions: 1, 2, 3, 4, 7, 9, 11, 15, 22, 26, 27, 28, 29, 31 and 32.
2. Development of the subject site shall not exceed 626 detached single-family dwelling units.
3. The minimum lot size shall be as follows:
  1. Developments A and B shall have a minimum lot size of 3,500 square feet.
  2. Developments C, D and E shall have a minimum lot size of 4,500 square feet.
4. Development shall comply with the Single Family Design Guidelines.
5. The 10 feet of interior street landscaping within developments A and B shall be landscaped and developed in accordance with the Planned Unit Development requirements.
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.
  - c. Corner Side: Ten (10) feet.
  - d. 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 all open space, park areas, interior streetscape landscaping and perimeter landscaping 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 in the private park areas.
8. The 1.5 acres of land shown as a proposed fire station on the preliminary development plan shall be dedicated to the City of North Las Vegas.
  
9. All residential units shall be provided with fire sprinklers, unless the applicant provides a suitable alternative to the City prior to recording the final map.

10. A minimum of two remote means of paved access must be provided to connect this site to existing streets and infrastructure.
11. A merger and resubdivision parcel map is required.
12. Provide fiber optic conduit on Centennial Parkway, Tropical Parkway, Statz Street and Pecos Road. Contact the Traffic Engineer at 633-1238 for additional information.
13. Right-of-way for a bus turn-out is required on Pecos Road south of Centennial Parkway, on Statz Street north of Tropical Parkway and on Tropical Parkway west of Statz Street.
14. Additional dedication for the flared intersection per Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1 and 245.1 is required on Pecos Road and Tropical Parkway.
15. Combined drainage/pedestrian accesses will require installation of storm drain sewer(s) to convey, at a minimum, the 10 year storm event runoff rates. These areas must be designated as public drainage easements to be privately maintained.
16. Applicant must contact Nevada Power concerning a proposed transmission line along Azure Avenue.
17. Remove street sections from site plan. The off-site pavement sections shown on the plans must be designed in accordance with Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Section 401 using the AASHTO mode. The new sections must be based on the estimated traffic counts.
18. Show topography for the entire subdivision with contour intervals not to exceed two feet.

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

Bill Curran, of Curran & Parry, 601 S. Rancho, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Brian Psioda, of VTN Nevada, 2727 S. Rainbow Boulevard, Las Vegas, Nevada 89146 appeared on behalf of the applicant.

Vice-Chairman Harry Shull MOVED and Commissioner Scott Albright SECONDED to APPROVE ZN-48-01 per staff's recommendations subject to the following change:

**Condition #8 Changed to Read:** "The 1.5 acres of land shown as a proposed fire station on the preliminary development plan shall be dedicated to the City of North Las Vegas **prior to the recordation of any final map.**"

The motion carried by UNANIMOUS vote.

**42) ZN-62-01 (5527) COMMERCE VILLAGE (Public Hearing)**

An application submitted by Fiesta Homes on behalf of Octaviano Cabrera, Marlin and Ellen Werner,

Rayford and Fannie Turner, and Douglas Pike, property owners, for reclassification of property from an R-E Ranch Estates District to an R-1 Single-Family Residential District. The property is generally located at the southwest corner of Kraft Avenue and Goldfield Street. The Assessor's Parcel Numbers are 139-03-502-002, 139-03-502-003, 139-03-502-004, 139-03-502-005, 139-03-502-006, 139-03-502-007, 139-03-502-008 and 139-03-502-009.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/13/02 Planning Commission meeting.

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

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to CONTINUE ZN-62-01 to the 2/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item is CONTINUED to 2/13/02.**

**43) T-894 (5528) COMMERCE VILLAGE**

An application submitted by Fiesta Homes on behalf of Octaviano Cabrera, Marlin and Ellen Werner,

Rayford and Fannie Turner, and Douglas Pike, property owner, for a tentative map review in an R-E Ranch Estates District (proposed reclassification to an R-1 Single-Family Residential District) to allow 94 single family homes. The property is located at the southwest corner of Goldfield Street and Kraft Avenue. The Assessor's Parcel Numbers are 139-03-502-002 through 009.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/13/02 Planning Commission meeting.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to CONTINUE T-894 to the 2/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item is CONTINUED to 2/13/02.**

**This item is related to Item #30 FDP-13-01 and was heard following that item.**

**44) 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.

On December 12, 2001, the Planning Commission continued this item at the concurrence of the applicant's representative to allow the applicant time to submit a revised tentative map that is in compliance with the Planned Unit Development approval and ordinance requirements.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending this item be continued due to concerns by the Parks and Recreation Department.

Dean Rasmussen, 3068 E. Sunset Road Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated he would like to see a vote on this item tonight.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE T-878 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**This Item #44 was heard out of order following Item #30 FDP-13-01, and the next item heard after this Item #44 is Item #31.**

## 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:**                      Commissioner Anita Wood discussed the possibility of increasing the pay Planning Commissioners receive for attending meetings. Commissioner Wood MOVED and Vice-Chairman Harry Shull SECONDED to review the possibility of increasing meeting pay for City of North Las Vegas Planning Commissioners.

Commissioner Dean Leavitt stated he would like to have the Planning Commission By Laws reviewed and updated, if necessary. Commissioner Dean Leavitt MOVED and Chairman Nelson Stone SECONDED to review and update, if necessary, the City of North Las Vegas Planning Commission By Laws.

Chairman Nelson Stone stated he would like to investigate martial arts or instructional schools in C-P zoning.

**ADJOURNMENT:**                                      10:55 PM

A motion to ADJOURN the January 9, 2002 meeting of the Planning Commission of the City of North Las Vegas was made by Chairman Nelson Stone. Commissioner Anita Wood SECONDED the motion.

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Nelson Stone, Chairman

ATTEST:

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Ted Karant, Recording Secretary