

# MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Dean Leavitt, Chairman  
Nelson Stone  
Joy Diaz  
Jay Aston

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

Anita Wood, Vice-Chairman  
Marilyn Kirkpatrick  
Jo Cato

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[www.cityofnorthlasvegas.com](http://www.cityofnorthlasvegas.com)

## **August 28, 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  
Nelson Stone - Present  
Marilyn Kirkpatrick - Present  
Jo Cato - Present  
Joy Diaz, Present  
Jay Aston - Present

### **STAFF PRESENT:**

Steve Baxter, Acting Director, Development Services  
Marc Jordan, Principal Planner  
Mary Aldava, Planner  
Lenny Badger, Public Works  
Clete Kus, Transportation Services  
Steven DiGiovanni, Fire Department  
Jim Lewis, Deputy City Attorney  
Ted Karant, Recording Secretary

### **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.

### **PLEDGE OF ALLEGIANCE**

Commissioner Jay Aston

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 August 14, 2002.

Commissioner Nelson Stone MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE the minutes of the August 14, 2002 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

## **CONSENT AGENDA**

### **A) PW-91-02 (7931) AUTUMN CHASE, UNIT II**

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Temple Development Corp. and accept the Off-Site Improvement Bond in the amount of \$344,868.04.

### **B) PW-92-02 (7932) ELDORADO NO. 14 R1-60 NO.9**

Approve the Final Map.

### **C) PW-93-02 (7933) TURTLE STOP @ CHEYENNE & LOSEE**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Hanover Insurance Company of Hartford to release the Subdivision Bond in the amount of \$29,418.95.

### **D) PW-94-02 (7934) AUTUMN CHASE, UNIT 1-FUTURE CHANNEL**

Release the Off-Site Improvement Bond in the amount of \$251,487.00.

### **E) PW-95-02 (7935) EL POLLO LOCO**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify the City of North Las Vegas Finance Department to release the cash deposit in the amount of \$7,393.54.

### **F) PW-96-02 (7936) SUNFLOWER, UNIT 9**

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Sunflower Estates, LLC and accept the Subdivision Bond in the amount of \$224,046.46.

### **G) RN-28-34-02 (7978) DEEDS OF DEDICATION**

An application submitted by the City of North Las Vegas on behalf of various property owners for deeds of dedication and easements.

Vice-Chairman Anita Wood MOVED and Commissioner Nelson Stone SECONDED to APPROVE Consent Agenda Items A through E, and G.

The motion carried by UNANIMOUS vote.

Chairman Nelson Stone MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE Consent Agenda Item F subject to the following change:

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Sunflower Estates, LLC and accept the **Letter of Credit** in the amount of \$224,046.46.

The motion carried by UNANIMOUS vote.

## **NEW BUSINESS**

### **1) ZOA-09-02 (7505) BAT-R-UP (Public Hearing)**

An ordinance amendment initiated by Alvino Ramirez, III to amend Section 17.20.140(C) of Title 17 of the North Las Vegas Municipal Code (Zoning Ordinance) to allow Indoor Batting Cages as a Special Use in the M -2 General Industrial District.

#### **RECOMMENDATION:**

The Development Services Department recommends that ZOA-09-02 be approved as follows:

17.20.140 General Industrial District (M-2).

C. Special Uses Subject to Section 17.24.020.

(Add) ***Indoor recreational uses or indoor athletic training facilities;***

Section 17.12.020 Definitions

(Add)

***“Indoor recreational uses or indoor athletic training facilities” means an establishment with the primary function of providing a climate-controlled fully-enclosed environment for such indoor activities as, but not limited to, batting cages, golf driving ranges, swimming natatorium, bicycling velodrome, gymnastics training facility, shooting range, skateboard facility or roller rink. All activities, including but not limited to, spectator seating and participant waiting areas, shall take place within the building.***

Note: Language shown in bold italics is proposed new language.

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

Alvino Ramirez, 6126 Circling Hawk Drive, North Las Vegas, Nevada 89031 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Jo Cato MOVED and Commissioner Joy Diaz SECONDED to APPROVE ZOA-09-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #2 AMP-53-02 and #3 ZN-103-02 are related.**

**2) AMP-53-02 (7649) SHOPPING CENTER (Public Hearing)**

An application submitted by Kevin Thistle on behalf of Emil and Maria Fiorante, property owners, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of M-HDR Medium - High Density Residential to Neighborhood Commercial. The property is generally located at the southeast corner of Goldfield Street and Centennial Parkway. The Assessor's Parcel Number is 124-27-503-001.

**RECOMMENDATION:**

The Development Services Department recommends that AMP-53-02 be denied as the proposed change does not comply with the guidelines established in the Comprehensive Plan and there is no compelling reason to amend the Comprehensive Plan land use element.

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

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

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

Commissioner Nelson Stone MOVED and Vice-Chairman Anita Wood SECONDED to DENY AMP-53-02 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Joy Diaz and Commissioner Jay Aston voting against the motion.

**The item was DENIED.**

**3) ZN-103-02 (7653) SHOPPING CENTER (Public Hearing)**

An application submitted by Kevin Thistle on behalf of Emil and Maria Fiorante, property owners, 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 southeast corner of Goldfield Street and Centennial Parkway. The Assessor's Parcel Number is 124 -27-503-001.

**RECOMMENDATION:**

The Development Services Department recommends that ZN-103-02 be denied as the rezoning is not justified by changed or changing conditions since the adoption of the Comprehensive Plan in June of 1999.

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

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

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

Chairman Dean Leavitt MOVED and Commissioner Marilyn Kirkpatrick SECONDED to DENY ZN-103-02 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Jay Aston voting against the motion.

**The item was DENIED.**

**4) UN-64-02 (7637) KIDS CO-OP PRESCHOOL (Public Hearing)**

An application submitted by Clark County Parent Cooperative, Inc., property owner, for a use permit in a C-P Professional Office Commercial District to allow a child care facility and a private kindergarten school. The property is located at 4316 N. Decatur Boulevard. The Assessor's Parcel Number is 139-06-310-005.

**RECOMMENDATION**

The Development Services Department recommends that UN-64-02 be approved subject to the following conditions:

1. That Standard Conditions 4, 10, 11 and 12 apply; and
2. That the maximum number of children permitted be 54; and
3. That a cross-access easement be recorded prior to the issuance of a certificate of occupancy; and
4. That the applicant submit a parking study to Transportation Services for review and approval; and
5. That a minimum five feet (5.00') of landscaping be provided between the Decatur Boulevard right-of-way and the parking area and/or drive aisle; and
6. That landscaping be provided within the septic leach field. Landscape materials shall not interfere with the normal operation of the septic system; and
7. That the access location be provided with signage indicating it to be for entrance purposes only and the drive aisle be provided with one-way signs; and
8. That signage be limited to monument-type not to exceed eight feet (8.00') in height. The sign shall be sized and located in accordance with the requirements set forth in the Zoning Ordinance; and
9. That two copies of the landscape and irrigation plan be submitted to the Permit Application Center (PAC) for review and approval by the Planning and Building & Safety Divisions prior to installation; and
10. That all unpaved areas between the front of the principal structure and Decatur Boulevard, as depicted on the site plan, be landscaped in accordance with the Commercial Design Standards. All planting materials within the septic system's leach field shall be compatible and not interfere with the normal operations associated with the septic system; and
11. That all conditions mentioned herein be satisfied prior to the issuance of a certificate of occupancy, unless otherwise specified.

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

Ed McGuire, 8125 Blue Cascade Avenue, Las Vegas, Nevada 89128 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to APPROVE UN-64-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**5) UN-65-02 (7672) PROJECT #1514 MIDDLE SCHOOL (Public Hearing)**

An application submitted by the Clark County School District, property owner, for a use permit in an R-1 Single-Family Residential District to allow a middle school. The property is generally located at the southwest corner of Tropical Parkway and Commerce Street. The Assessor's Parcel Numbers are 124-27-301-011, 124-27-301-012, 124-27-301-013, 124-27-312-016, 124-27-312-017, 124-27-312-018, 124-27-312-019, 124-27-312-020, 124-27-312-021, 127-27-312-022, 127-27-312-023.

**RECOMMENDATION:**

The Development Services Department recommends that UN-65-02 be approved with the following conditions:

1. Standard conditions: 4, 8, 10, 11, 12, 15, and 27.
2. The merger and resubdivision map for the site which recorded 6/28/2001 in File 100, Page 82 of Parcel Maps, has technical or ownership errors that has prohibited the Clark County Assessor from processing the map. The applicant shall be responsible for correcting the errors prior to occupancy of the school.
3. The following right-of-way dedication are required:
  1. Additional right-of-way dedication for the flared intersection at Tropical Parkway and Commerce Street per Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.
  2. Bus turn out on Commerce Street south of Tropical Parkway.
4. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130 and the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 225. Conformance may require modifications to the site.

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

Matt LaCroix, with the Clark County School District, 4212 Eucalyptus Annex, Las Vegas, Nevada 89121 appeared on behalf of the applicant.

Chairman Dean Leavitt opened the Public Hearing. The following participants came forward:

5. Michael Freel, 6035 Colonial Oak Court, North Las Vegas, Nevada 89031

Mr. Freel stated he opposes a middle school being located this close to his residential community.

- ▶ Arland Brown, 333 Alexander Station, North Las Vegas, Nevada 89031

Mr. Brown stated he opposes this item as he does not feel a middle school should be placed right next to an elementary school.

Chairman Leavitt closed the Public Hearing.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE UN-65-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**



**Items #6 UN-66-02 and Item #7 UN-67-02 are related.**

**6) UN-66-02 (7642) EQUAL OPPORTUNITY BOARD (Public Hearing)**

An application submitted by the Economic Opportunity Board of Clark County, property owner, for a use permit in an R-3 Multifamily Residential District to allow a single family dwelling. The property is located at 2257 Statz Avenue. The Assessor's Parcel Number is 139-24-110-276.

**RECOMMENDATION:**

The Development Services Department recommends that UN-66-02 be approved subject to the following conditions:

1. Standard conditions number 2, 4, 6, 7, 11, 12, 15 and 27; and
2. That the applicant must file a revocable encroachment permit for the fence located in the public right-of-way.

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

Catherine Barnes, 3674 N. Rancho Drive, Las Vegas, Nevada 89130 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

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

Vice-Chairman Anita Wood MOVED and Commissioner Jay Aston SECONDED to APPROVE UN-66-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Items #6 UN-66-02 and Item #7 UN-67-02 are related.**

**7) UN-67-02 (7644) EQUAL OPPORTUNITY BOARD (Public Hearing)**

An application submitted by the Economic Opportunity Board of Clark County, property owner, for a use permit in an R-3 Multifamily Residential District to allow a single family dwelling. The property is located at 2100 Webster Street. The Assessor's Parcel Number is 139-24-210-063.

**RECOMMENDATION:**

The Development Services Department recommends that UN-67-02 be approved subject to the following conditions:

1. Standard conditions number 2, 4, 6, 7, 11, 12, 15 and 27.

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

Catherine Barnes, 3674 N. Rancho Drive, Las Vegas, Nevada 89130 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE UN-67-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**8) AMP-54-02 (7671) VILLAS @ CENTENNIAL (Public Hearing)**

An application submitted by KB Home Nevada, Inc. on behalf of JJMS, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Community Commercial to M-HDR Medium-High Density Residential. The property is generally located at the northeast corner of Centennial Parkway and San Mateo Street. The Assessor's Parcel Numbers are 124-19-401-003, 124-19-401-004, 124-19-401-005, 124-19-401-006, 124-19-401-007 and 124-19-401-008.

**RECOMMENDATION:**

The Development Services Department recommends that AMP-54-02 be denied because the proposed amendment does not meet the criteria listed in the Comprehensive Plan and because the applicant has not demonstrated any compelling reason to amend the Comprehensive Plan Land Use Map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 9/25/02 Planning Commission meeting.

Chairman Dean Leavitt 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 Nelson Stone MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE AMP-54-02 to the 9/25/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 9/25/02.**

**9) ZN-104-02 (7670) VILLAS @ CENTENNIAL (Public Hearing)**

An application submitted by KB Home Nevada, Inc. on behalf of JJMS, property owner, for reclassification of property from a C-2 General Commercial District to a PUD Planned Unit Development District consisting of 125 duplexes/250 units. The property is generally located at the northeast corner of Centennial Parkway and San Mateo Street. The Assessor's Parcel Numbers are 124-19-401-003, 124-19-401-004, 124-19-401-005, 124-19-401-006, 124-19-401-007 and 124-19-401-008.

**RECOMMENDATION**

The Development Services Department recommends that ZN-104-02 be denied because the proposal is does not conform to the single-family / two-family design standards; is inconsistent with fire safety requirements; does not conform to the Master Plan of Streets and Highways; and does not meet the requirements of the Planned Unit Development District.

In the event the Planning Commission chooses to approve the zoning request, the Development Services Department requests the following conditions of approval:

1. Standard conditions: 1, 2, 3, 5, 6, 8, 11, 17, 18, 22, 26, 28, 31 and 32.
1. Approval of a traffic study is required prior to submittal of the civil improvement plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130 and the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 225. Conformance may require modifications to the site.
4. Interior streets may require minor revisions as required by the Traffic Engineer.
5. A water network analysis must be submitted with the civil improvement plans.
6. Any known geologic hazards shall be shown on all plans. The presence of such hazards may substantially alter the layout of the project.
7. Revise the tentative map to include the entire Valley alignment within the parcel.
8. Applicant shall obtain public roadway easements for the portion of the cul-de-sac west of the centerline of San Mateo and for the portion of the cul-de-sac on the south side of Turkey Lane.
9. The following right of way dedications are required:
  - a. Thirty feet (30.00') for Rome Boulevard and San Mateo Street.
  - b. Valley Drive (full width)
11. Applicant shall apply for a vacation of Turkey Lane west of the proposed cul-de-sac, the thirty feet (30.00') unnamed street adjacent to Assessor's Parcel Number 124-19-401-012, and Centennial Parkway outside of the beltway right of way.
12. Applicant shall apply for and obtain an Amendment to the Master Plan of Streets and Highways for the removal of Centennial Parkway from San Mateo Street and Valley Drive.
16. The Tentative Map shall comply with all conditions of ZN-104-02.
17. The Tentative Map shall be null and void if ZN-104-02 is not approved by the City Council.

18. The installation of fire sprinklers for fire suppression is required in each residential unit, unless the applicant provides an alternative acceptable to the City prior to recording the final map.
19. A minimum of two remote means of access from existing streets to this site must be provided. These means of access shall occur solely within the incorporated limits of the City of North Las Vegas.
20. Fire access lanes shall be provided and maintained in accordance with Fire Code requirements.
21. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development.
22. That open space be developed in conjunction with the overall site. Therefore, the park shall be developed with the southern phase of the development.
23. Perimeter walls shall be constructed within common elements and shall be owned and maintained by the Home Owners Association.
24. That the development of this site be in compliance with all Codes and Ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mentioned herein, the more restrictive shall apply.
25. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Development Services and Public Works Departments prior to submittal of the Final Map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 9/25/02 Planning Commission meeting.

Chairman Dean Leavitt 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 Nelson Stone MOVED and Commissioner Joy Diaz SECONDED to CONTINUE ZN-104-02 to the 9/25/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 9/25/02.**

#### **10) T-952 (7667) VILLAS @ CENTENNIAL**

An application submitted by KB Homes Inc on behalf of Oakland Avenue holding LP, property owner, for a tentative map review in a C-2 General Commercial District to a PUD Planned Unit Development District consisting of 125 duplexes/250 units. The property is generally located at the northeast corner of Centennial Parkway and San Mateo Street. The Assessor's Parcel Number is 124-19-401-005.

#### **RECOMMENDATION**

The Development Services Department recommends that T-952 be denied because the proposal is does not conform to the single-family / two-family design standards; is inconsistent with fire safety requirements; does not conform to the Master Plan of Streets and Highways; and does not meet the requirements of the Planned Unit Development District.

It should be noted that State Statutes require action by the Planning Commission within 45 days of submittal, otherwise the tentative map shall be deemed approved.

In the event the Planning Commission chooses to approve the tentative map, the Development Services Department requests the following conditions of approval:

1. Standard conditions: 1, 2, 3, 5, 6, 8, 11, 17, 18, 22, 26, 28, 31 and 32.
1. Approval of a traffic study is required prior to submittal of the civil improvement plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130 and the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 225. Conformance may require modifications to the site.
4. New street names must be submitted to the City of Las Vegas Central Fire Alarm Office and the U.S. Postal Service for review and approval prior to submittal of the conformed tentative map.
5. Interior streets may require minor revisions as required by the Traffic Engineer.
6. A water network analysis must be submitted with the civil improvement plans.
7. Any known geologic hazards shall be shown on all plans. The presence of such hazards may substantially alter the layout of the project.
8. Revise the tentative map to include the entire Valley alignment within the parcel.
9. Applicant shall obtain public roadway easements for the portion of the cul-de-sac west of the centerline of San Mateo and for the portion of the cul-de-sac on the south side of Turkey Lane.
10. The following right of way dedications are required:
  - a. Thirty feet (30.00') for Rome Boulevard and San Mateo Street.
  - b. Valley Drive (full width)
12. Applicant shall apply for a vacation of Turkey Lane west of the proposed cul-de-sac, the thirty feet (30.00') unnamed street adjacent to Assessor's Parcel Number 124-19-401-012, and Centennial Parkway outside of the beltway right of way.
13. Applicant shall apply for and obtain an Amendment to the Master Plan of Streets and Highways for the removal of Centennial Parkway from San Mateo Street and Valley Drive.

14. The final map shall be labeled as a merger and resubdivision plat map.
15. Edit the map to adhere to NLVMC 16.12.030 which requires, in part, the following information:
  - a. Legal Description with a defined map boundary.
  - b. Names and approximate grades of all streets within the proposed subdivision need to be shown.
  - c. Approximate radii of all curves.
  - d. Other rights-of-way and easements(Kern River) showing location, width and purpose.
  - e. A statement regarding protective covenants and deed restrictions which the subdivider intends to enforce.
  - f. The location of existing power, telephone facilities and existing gas mains (Kern River).
16. The Tentative Map shall comply with all conditions of ZN-104-02.
17. The Tentative Map shall be null and void if ZN-104-02 is not approved by the City Council.
18. The installation of fire sprinklers for fire suppression is required in each residential unit, unless the applicant provides an alternative acceptable to the City prior to recording the final map.
19. A minimum of two remote means of access from existing streets to this site must be provided. These means of access shall occur solely within the incorporated limits of the City of North Las Vegas.
20. Fire access lanes shall be provided and maintained in accordance with Fire Code requirements.
21. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development.
22. That open space be developed in conjunction with the overall site. Therefore, the park shall be developed with the southern phase of the development.
23. Perimeter walls shall be constructed within common elements and shall be owned and maintained by the Home Owners Association.
24. That the development of this site be in compliance with all Codes and Ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mentioned herein, the more restrictive shall apply.
25. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Development Services and Public Works Departments prior to submittal of the Final Map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 9/25/02 Planning Commission meeting.

Commissioner Nelson Stone MOVED and Commissioner Jo Cato SECONDED to CONTINUE T-952 to the 9/25/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 9/25/02.**

**11) UN-02-01 (7673) CHEYENNE RESTAURANT & TAVERN (Public Hearing)**

An application submitted by O.R.B., L.L.C., on behalf of CP Development, Inc., property owner, to allow an expansion of a previously approved use permit in a Planned Unit Development District (PUD) to allow the "on-sale" of alcoholic beverages in conjunction with a tavern. The property is generally located on the north side of Cheyenne Avenue approximately 193 feet west of Simmons Street. The Assessor's Parcel Number is 139-08-402-008 and 139-08-402-009.

**RECOMMENDATION:**

The Development Services Department recommends that UN-02-01 be approved, as amended and submitted herein, subject to the following conditions:

1. That Standard Conditions 1, 2, 6, 7, 8, 10, 11, 12, 14, 15 and 27 apply; and
2. That all applicable conditions from previous Planning Commission actions shall apply. If there is a conflict with the conditions stated herein, the more restrictive shall apply; and
3. That the applicant, prior to issuance of a building permit, file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA Western Pacific Region, and obtain a permit from the Clark County Director of Aviation. Any structures greater than 2,353 above mean sea level at the subject property must obtain a Variance from the Airport Hazard Areas Board of Adjustment (AHABA); and
4. That the applicant file a parcel map to legally create the lot layout shown on the site plan prior to the issuance of a building permit; and
5. That the development of this site shall be in compliance with the Commercial Development Standards and Design Guidelines; and
6. That the sidewalk adjacent to Cheyenne Avenue be separated from the back-of-curb by a minimum five feet (5.00') of landscaping; and
7. That the two parking stalls adjacent to Simmons Street (#1 and #2) be removed; and
8. That one landscape planter, minimum six feet (6.00') in width, be provided adjacent to the east side of the trash enclosure; and
9. That one landscape planter, minimum six feet (6.00') in width, be provided adjacent to the west end of the parking row nearest to Cheyenne Avenue; and
10. That all landscape islands within the parking areas be a minimum six feet (6.00') in width; and
11. That the building not exceed 7,603 total square feet; and
12. That a minimum 137 parking stalls be provided; and
13. That site plan approval is not implied; and
14. That the floor plan be designed to allow patrons access to the restrooms without having to go through the bar area; and
15. That a pony wall with a minimum height of four feet (4.00') be provided between the restaurant area and the bar area; and



16. That windows be provided on the north-, west- and south-facing walls that allow for clear visibility into the establishment at all times. The windows shall be provided in accordance with the submitted "Cheyenne Elevation" drawing; and
17. That access to the roof shall be from within the building. Exterior roof ladders shall not be permitted; and
18. That the design of the building be in compliance with the submitted elevation drawings, dated 7/15/02; and
19. That the development of this site be in compliance with all codes and ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mentioned herein, the more restrictive shall apply; and
20. That UN-02-01 shall expire on November 8, 2002.

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

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

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to APPROVE UN-02-01 per staff's recommendations subject to the following changes:

**Condition #1 Changed to Read:** "Delete Standard Conditions #1, #2, and #7. Add Standard Condition #4."

**Condition #4 Changed to Read:** "That the applicant file a parcel map to legally create the lot layout shown on the site plan prior to the issuance of a **certificate of occupancy**"

**Condition #5 Deleted.**

**Condition #6 Deleted.**

**Condition #7 Changed to Read:** "That the two parking stalls adjacent to Simmons Street (#1 and #2) be removed; **or as approved by the City of North Las Vegas Traffic Engineer.**"

**Condition #11 Changed to Read:** "That the building not exceed **7,853** total square feet; and

**Condition #13 Deleted.**

**Condition #19 Deleted.**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**12) ZN-102-02 (7647) NORTH VALLEY P 67 PUBLIC PARK (Public Hearing)**

An application submitted by North Valley Enterprises, LLC, property owner, for reclassification of property from a MPC Master Planned Community District to a PSP/MPC Public/Semi-Public/Master Planned Community District. The property is generally located at the northeast corner of Simmons Street and Deer Spring Way. The Assessor's Parcel Number is 124-20-000-006.

**RECOMMENDATION**

The Development Services Department recommends that ZN-102-02 be approved.

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

Bob Gronauer, of KKB&R, 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 Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Joy Diaz MOVED and Commissioner Jay Aston SECONDED to APPROVE ZN-102-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**13) VAC-23-02 7585) ELDORADO 14 R-1 60 #9 (Public Hearing)**

An application submitted by Pardee Homes of Nevada, property owner, to vacate portion of Little Canyon Street right-of-way. The Assessor's Parcel Numbers are 124-28-115- 070, and 124-28-115-071.

**RECOMMENDATION:**

The Development Services Department recommends that VAC-23-02 be approved subject to the conditions listed below and that this item be forwarded to City Council for final consideration.

1. Applicant shall maintain vehicular access to a sewer manhole located near the intersection of Little Canyon Street and Camino Eldorado.
2. The vacation shall record concurrently with the right-of-way dedications for the hammerheads.
3. The owners of Lots 1 and 16 shall deed a ten-foot landscape area adjacent to Camino Eldorado to the homeowner's association as a common lot. The documentation and recording fees shall be provided to Real Property Services for recordation with the vacation and hammerhead dedications.
4. A permanent easement shall be reserved to Southwest Gas Corporation; over, across, above and under the describe parcel of land with the following:
  1. No building, structures, fence or trees shall be placed upon or under said parcel of land to be vacated now or hereafter.
  2. Southwest Gas Corporation shall not be liable for any damages to any of the improvements placed within said easement due to normal or necessary operation using reasonable care.
5. Prior to completion of the construction of the hammerhead cul-de-sac, the 10-foot landscape area shall be furnished with landscaping and irrigation consistent with the adjacent landscape areas.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 9/11/02 Planning Commission meeting.

Chairman Dean Leavitt 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 Anita Wood MOVED and Commissioner Joy Diaz SECONDED to CONTINUE VAC-23-02 to the 9/11/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 9/11/02.**

**14) T-943 (7445) SANTA ROSA**

An application submitted by Centex Homes on behalf of R.M.N.L.V. II, P. Yedidsion, property owner, for a tentative map review in an R-E Ranch Estates District (proposed to an R-1 Single-Family Residential District). The property is generally located east of Revere Street approximately 500 feet north of Ann Road. The Assessor's Parcel Number is 124-27-401-002.

**RECOMMENDATION:**

The Development Services Department recommends that T-943 be approved with the following conditions of approval:

1. Standard conditions 11, 15, 16, 18, 27 and 28; and
2. Approval of a traffic study update is required prior to submittal of the civil improvement plans; and
3. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
4. Interior streets may require minor revisions as required by the Traffic Engineer; and
5. A water network analysis must be submitted with the civil improvement plans; and
6. New street names must be submitted to the City of Las Vegas Central Fire Alarm Office and the U.S. Postal Service for review and approval prior to submittal of the conforming tentative map; and
7. The applicant / developer shall adhere to the City of North Las Vegas policy regarding grading and construction on or in close proximity to geological faults and ground fissures. The policy, in part, states that no portion of a building foundation system shall be located on a fault / scarp or in the surface expression of a ground fissure; and
8. NLVMC 16.12.030 requires the following information on the tentative map:
  1. Lot and block numbers for adjacent subdivisions.
  2. Existing power, telephone, and gas facilities.
9. The final map for Rancho Mirage Unit 2 must record prior to recordation of the final map for T-943; and
10. The applicant must file an application for annexation with the Clark County Recorder's office to include T-943 in the homeowner's association as Rancho Mirage's Owners Association; and
11. That the development meet the Single-Family Design Guidelines including, but not limited to:
  1. A minimum of ten (10) feet of side lot landscaping, which may include a sidewalk, shall be placed along all side yards adjacent to a right-of-way
  2. Corner side yard landscaping shall be maintained by the homeowner of the lot and that provisions and enforcement of such shall be provided within the CC&R's.
  3. The proposed sidewalk along Revere Street shall be meandering and separated from the back of curb a minimum of five (5) feet. A public access easement shall be filed for the portions of the sidewalk located on the common lot.
12. An encroachment permit shall be obtained for the landscaping that will be placed in the right-of-way along Revere Street.

13. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
14. That the perimeter wall, or those wall sections facing Revere Street, be decorative and that the wall sections be owned and maintained by the Homeowners' Association; and
15. The application for the property reclassification, ZN-98-02, must be approved prior to approval of the tentative map. If the property reclassification is denied, the tentative map shall be declared null and void; and
16. That prospective homeowners shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm. The notice shall also state that R.C. Farms, in part, is protected by State statutes as an agricultural use; and
17. All residential units shall be provided with fire sprinklers, unless the applicant provides an alternative acceptable to the City prior to recording of the final map; and
18. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development; and
19. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review by the Public Works Department and the Planning Department prior to submittal of the final map.

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

Dean Rasmussen, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant.

Chairman Dean Leavitt MOVED and Commissioner Joy Diaz SECONDED to APPROVE T-943 per staff's recommendations subject to the following change:

**Condition #10 Changed to Read:** "The applicant must file an application for annexation with the Clark County Recorder's office to include T-943 in the homeowner's association as Rancho Mirage's Owners Association; **or that a separate Home Owners' Association be created for maintenance of any common elements and maintenance of the existing park.**"

The motion carried by MAJORITY vote with Commissioner Marilyn Kirkpatrick voting against the motion.

**The item was APPROVED.**

**15) T-948 (7639) ACTIVE ADULT UNIT THREE**

An application submitted by North Valley Enterprises, LLC, property owner, for a tentative map review in a MPC Master Planned Community District (proposed to an R-1/MPC Single-Family Residential/Master Planned Community District). The property is generally located at the southeast corner of Simmons Street and Grand Teton Drive. The Assessor's Parcel Number is 124-17-000-004.

**RECOMMENDATION**

The Development Services Department recommends that T-948 be approved subject to the following conditions:

1. Standard Conditions: 4, 6, 11 and 15.
2. New street names must be submitted to the City of Las Vegas Central Fire Alarm Office and the U.S. Postal Service for review and approval prior to submittal of the conformed tentative map.
3. Dedicated access to the subject property must be provided prior to recordation of the final map.
4. The following revisions are required in order for the tentative map to conform to Municipal Code 16.12.030:
  1. Add the approximate grades of all streets within the proposed subdivision.
  2. Increase the size of the contour labels; they are too small to read.
  3. Approximate radii of all curves
  4. Add the direction of flow of proposed sewers.
  5. A statement regarding protective covenants and deed restrictions which the subdivider intends to enforce.
5. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted to the Public Works Department (and routed to Development Services) for review prior to submittal of the final map.
6. That a landscape/sidewalk-zone be added to lot number 108.
7. That the required zoning (R-1-MPC) be secured for the subject site prior to the approval of the final map.

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

Bob Gronauer, of KKB&R, 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.

Commissioner Jo Cato MOVED and Commissioner Joy Diaz SECONDED to APPROVE T-948 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**16) T-951 (7645) COBBLESTONE MANOR WEST**

An application submitted by D. R. Horton on behalf of W. C. and Virginia Brewster, property owners, for a tentative map review in an R-1 Single Family Residential District. The property is generally located at the northeast corner of Donna Street and Washburn Road. The Assessor's Parcel Numbers are 124-35-202-001 and 124-35-203-001.

**RECOMMENDATION:**

The Development Services Department recommends that T-951 be continued indefinitely to allow the applicant sufficient time to resolve all issues of concern regarding the vacation of Fisher Avenue. State Statutes require the Planning Commission to act within 45 days, otherwise the tentative map would be deemed approved. Therefore, unless the applicant is willing to continue the application, the Development Services Department will have to recommend that T-951 be denied.

If, however, the Planning Commission determines that approval of T-951 is warranted at this time, then the Development Services Department recommends the following conditions of approval:

1. Standard conditions 15, 17, 19, 24 and 27.
2. VAC-17-02 shall be approved prior to approval of the civil improvement plans for the project. If VAC-17-02 is denied, the site must be redesigned to include Fisher Avenue.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. New street names must be submitted to the City of Las Vegas Central Fire Alarm Office and the U.S. Postal Service for review and approval prior to submittal of the conformed tentative map.
6. A water network analysis must be submitted with the civil improvement plans.
7. Any known geological hazards shall be shown on all plans. The presence of such hazards may substantially alter the layout of the project.
8. Add a statement to the tentative map regarding protective covenants and deed restrictions which the subdivider intend to enforce.
9. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
10. All dwelling units shall be designed to decrease the day/night average level of sound, outdoor to indoor, by 25 decibels.
11. The development shall comply with the Single Family Development Design Standards.
12. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development.
13. That perimeter wall constructed within common areas shall be owned and maintained by the homeowners' association.
14. The prospective homeowners shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm. The notice shall also state that R.C. Farms, in part, is protected by state statutes as an agricultural use.

15. Five copies of a conforming 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 Mary Aldava, Planner, on behalf of staff who indicated staff is recommending an indefinite continuance for this item.

Ron Jackson, of Southwest Engineering, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

This item was not a Public Hearing, however Chairman Dean Leavitt allowed a member of the Public to speak on this item:

- ▶ Dean Rasmussen, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120

Mr. Rasmussen stated he supports this vacation so long as it does not affect his existing project.

Jim Lewis, Deputy City Attorney, stated there may be some issues with regard to a vacation. He stated that perhaps a continuance would be best, however a continuance would require the concurrence of the applicant.

Mr. Jackson stated he concurs with the continuance.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to CONTINUE T-951 INDEFINITELY.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED INDEFINITELY.**



## **OLD BUSINESS**

### **17) T-932 (7105) LA MADRE & 5<sup>TH</sup>**

An application submitted by Heller Development on behalf of FSDRH Trust Sass Frad Trs % Gruchy, property owner, for a tentative map review in an R-E Ranch Estates District (proposed to an R-1 Single Family Residential District). The property is generally located at southwest corner of North Fifth Street and LaMadre Way. The Assessor's Parcel Numbers are 124-34-803-001 and 124-34-803-002.

This application was continued from the June 26, 2002 and July 24, 2002, Planning Commission meetings at the request of the applicant.

A revised tentative map, which includes the LaMadre Way alignment, was received by the Planning Division on July 25, 2002 as AMP-43-02 was withdrawn by the applicant at the July 24, 2002 Planning Commission meeting and ZN-79-02 was approved by the Planning Commission at that same meeting.

Review of the revised tentative map shows that corner side lot landscaping, as required by the Single-Family Design Guidelines, has not been provided adjacent to Lots #34 and #35. However, La Madre Way has been incorporated into the design of the tentative map.

The Development Services Department recommends that T-932 be approved subject to the following conditions:

1. Standard Conditions 5,15, 16, 26, 27 and 32.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. New street names must be submitted to the City of Las Vegas Central Fire Alarm Office and the U.S. Postal Service for review and approval prior to submittal of the conformed tentative map.
5. Interior streets may require minor revisions as required by the Traffic Engineer.
6. A water network analysis must be submitted with the civil improvement plans.
7. Any known geologic hazards shall be shown on all plans. The presence of such hazards may substantially alter the layout of the project.
8. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130 and the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 225. Conformance may require modifications to the site.
9. The following right of way dedications are required:
  1. Thirty feet (30.00') for La Madre Way and Eagle way.
10. An administrative consolidation of parcels is required. The form is available from the Clark County Assessor's office or on the internet at <http://www.co.clark.nv.us/assessor>.
11. That the development meet the Single-Family Design Guidelines including, but not limited to:
  1. A minimum of ten (10) feet of side lot landscaping, which may include a sidewalk, shall be placed along all side yards adjacent to a right-of-way
  2. Corner side yard landscaping shall be maintained by the homeowner of the lot and that provisions and enforcement of such shall be provided within the CC&R's.

3. The proposed sidewalk along N. 5<sup>th</sup> Street shall be meandering and separated from the back of curb a minimum of five (5) feet. A public access easement shall be filed for the portions of the sidewalk located on the common lot.
12. An encroachment permit shall be obtained for the landscaping that will be placed in the right-of-way along N. 5<sup>th</sup> Street.
13. That the perimeter wall, or those wall sections facing N. 5<sup>th</sup> Street, be decorative and that the wall sections be owned and maintained by the Homeowners' Association; and
14. Measures to achieve noise level reduction (NLR), outdoor or indoor, of 25 decibels must be incorporated into the design and construction of the homes.
15. The issuance of a noise disclosure statement to each purchaser of each residential unit in the proposed development.
16. That prospective homeowners shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm. The notice shall also state that R.C. Farms, in part, is protected by State statutes as an agricultural use; and
17. All residential units shall be provided with fire sprinklers, unless the applicant provides an alternative acceptable to the City prior to recording of the final map.
18. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development.
19. Five copies of a conforming 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, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

Dean Rasmussen, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE T-932 per staff's recommendations subject to the following changes:

**Condition #20 Added to Read: "That Lots 39-44 remain single-story homes only."**

**Condition #21 Added to Read: "if Eagle Way is vacated, up to 45 lots is permitted."**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**There was a break in the proceedings at 8:52 P.M.**

**The meeting reconvened at 9:05 P.M.**

### **18) T-941 (7333) ROME 20**

An application submitted by Centex Homes on behalf of Lyle Brennan, property owner, for a tentative map review in an R-E Ranch Estates District (proposed to a PUD Planned Unit Development). The property is generally located at northwest corner of Goldfield Street and Centennial Parkway. The Assessor's Parcel Number is 124-22-801-005 and 006.

This item was continued from the July 24<sup>th</sup> Planning Commission meeting to allow the applicant to submit a revised tentative map. The PUD zoning was approved for this site at the July 24<sup>th</sup> meeting.

The applicant has submitted a revised tentative map that contains 182 lots, a reduction of 15 lots, with the average lot size increasing by five feet in depth. Density is also reduced from 9.6 to 9.1 dwelling units to the acre. The applicant has provided 18 off-street parking spaces for visitor's use. Additionally, the revised tentative map provides additional open space along Rome Boulevard and Centennial Parkway, but reduces the width of the center linear park by approximately 35 feet. Other changes include a reduction in the width of Streets "B" and "E" from 41 feet to 33 feet.

### **ANALYSIS**

In general, the proposed tentative map conforms with the single-family design standards and the approved conditions of ZN-95-02.

The proposed tentative map does not conform to the comprehensive plan guidelines, nor to the setbacks of an R-1, single-family residential zone. Specifically the majority of the lot size range from 2,550 to 3,000 square feet. Also, the typical side yard setback is only 3 feet. However, these guidelines and setbacks are negotiable during PUD approval and were approved with ZN-95-02.

The Fire Department has concerns about the 33 foot wide streets proposed in this development. A condition has been placed requiring compliance with the Fire Code. This will require the developer to limit parking to one side of the street. The change in street width, offsets the off-street parking provided and keeps guest parking inadequate in the subdivision.

The Development Services Department recommends the T-941 be approved with the following conditions:

1. Standard conditions: 1, 2, 3, 5, 6, 8, 11, 17, 18, 22, 25, 26, 27, 28, 29, 31 and 32.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. Interior streets may require minor revisions as required by the Traffic Engineer.
6. A water network analysis must be submitted with the civil improvement plans.
7. Any known geologic hazards shall be shown on all plans. The presence of such hazards may substantially alter the layout of the project.
8. Approval of this application does not imply a commitment by the City for utility service to the subject property.
9. The following right of way dedications are required:
  1. Fifty feet (50.00') for Centennial Parkway;
  2. Thirty feet (30.00') for Rome Boulevard and Goldfield Street.

10. Property owner shall grant a 27' public drainage easement along the north side of Centennial Parkway.
11. The entire area between Centennial Parkway and the residential lots shall be labeled as a common element.
12. NLVMC 16.12.030 requires the following information on the tentative map:
  1. The name or title of the proposed subdivision (incorrect location shown);
  2. Sufficient legal description of the land which identifies the location, including exterior subdivision boundary dimensions and approximate acreage (contains error);
  3. The location and size of existing and proposed water mains (size missing);
  4. The location of existing power, telephone facilities and existing gas mains.
13. No trees shall be planted within five feet (5.0') either side of the box culvert that will be constructed within the 27' Landscape Easement on the north side of Centennial Parkway.
14. The Tentative Map shall comply with all conditions of ZN-95-02.
15. The Tentative Map shall be null and void if ZN-95-02 is not approved by the City Council.
16. An encroachment permit shall be obtained for the landscaping that will be placed in the right of way along Centennial Parkway.
17. All residential units shall be provided with fire sprinklers, unless the applicant provides an alternative acceptable to the City prior to recording the final map.
18. Fire Lane widths shall be maintained in accordance with the Fire Code.
19. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Development Services and Public Works Departments prior to submittal of the Final Map.

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

Brad Burns, 3606 N. Rancho Drive, Suite 102, Las Vegas, Nevada 89130 appeared on behalf of the applicant.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to APPROVE T-941 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Commissioner Jo Cato abstained from voting on this item due to pending litigation.**

**Items #19 ZN-92-02 and #20 T-939 are related.**

**19) ZN-92-02 (7314) CENTENNIAL/McCARRAN (Public Hearing)**

An application submitted by Taney Engineering on behalf of Petersen 1994 Trust, property owner, for reclassification of property from an R-E Ranch Estate District to a PUD Planned Unit Development District consisting of 54 single family homes. The property is generally located at the northeast corner of Centennial Parkway and McCarran Street. The Assessor's Parcel Numbers are 124-24-401-005, 124-24-401-006, 124-24-401-007 and 124-24-401-008.

The applicant has submitted a revised preliminary development plan incorporating McCarran Street into the proposed development. The revised preliminary development plan would consist of 51 lots at a density of 5.1 dwelling units per acre. The proposed lots would range from 4,500 to 5,868 square feet in size. A common area approximately 38,690 square feet is proposed within the center of the development that would meet and exceed the open space required. Ten feet of perimeter landscaping is proposed next to Centennial Parkway, McCarran Street and Rome Boulevard. The interior portion of the development would consist of 41-foot-wide private streets.

Staff has concerns regarding the revised preliminary development plan. According to the preliminary development plan there are several lots proposed with a 40-foot lot width. Typically, lot depths exceeding two times their width shall be avoided wherever possible.

Further, Section 17.24.160.E of the Municipal Code states, "except as otherwise allowed (e.g., individually owned townhouse units, cul-de-sac lots) or required by this title, no lot shall contain any building unless such lot abuts for at least twenty-four (24) feet on a public street or private street approved as part of a city-approved planned development." Lot 38 and 40 would have 20 feet of lot frontage, therefore, the preliminary development plan would need to be revised to provide at least 24 feet of lot frontage.

In addition, corner side lot landscaping is not shown on the revised preliminary development plan; therefore, 10 feet (which may include the sidewalk) is required next to all corner side lots in order to comply with the Single Family Design Standards. Also, 20 feet of landscaping (which may include the sidewalk) is required next Centennial Parkway.

The Fire Department has reviewed the revised preliminary development plan and is neutral to this application. However, this development is outside of the current emergency service area. If the Planning Commission chooses to approve this item, the Fire Department has provided conditions of approval.

**RECOMMENDATION:**

The Development Services Department recommends that ZN-92-02 be continued indefinitely to allow the applicant sufficient time to submit a revised preliminary development plan addressing staff's concerns.

If, however, the Planning Commission determines that approval of ZN-92-02 is warranted at this time, then the Development Services Department recommends the following conditions of approval:

1. Approval of a traffic study is required prior to submittal of the civil improvement plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Approval of this application does not imply a commitment by the City for utility service to the subject property.
4. The installation of sprinklers for fire suppression in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.

5. Development of the subject site shall not exceed 51 detached single-family dwelling units or a density of 5.1 dwelling units per acre.
6. The minimum lot size shall be 4,500 square feet.
7. Development shall comply with the following setbacks:
  1. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
  2. Interior Side: Five (5) feet.
  3. Corner Side: Ten (10) feet.
  4. Rear Yard: Fifteen (15) feet.
8. The development shall comply with the Single Family Design Standards, including, but not limited to the following:
  1. Ten feet of landscaping, which may include the sidewalk, shall be provided adjacent to the corner side of all corner lots within the development.
  2. Twenty feet of landscaping, which may include the sidewalk, shall be provided adjacent to Centennial Parkway.
9. That a minimum of 24 feet of lot frontage shall be provided for Lots 38 and 40.
10. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development.
11. A final development plan shall be required for Planning Commission review and approval. The final development plan shall provide details of the park areas showing landscaping and amenities. Prior to submittal of the final development plan, the applicant must schedule a meeting with the Parks and Recreation Director or designee to determine what amenities will be required of the private park areas.
12. The prospective homeowners shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm. The notice shall also state that R.C. Farms, in part, is protected by state statutes as an agricultural use.
13. Measures to achieve noise level reduction (NLR), outdoor to indoor, of 25 decibels must be incorporated into the design and construction of all dwelling units.
14. That the development of this site shall be in compliance with all Codes and Ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mentioned herein, the more restrictive shall apply.

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

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

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

Commissioner Joy Diaz MOVED and Commissioner Jay Aston SECONDED to APPROVE ZN-92-02 per staff's recommendations subject to the following changes:

**Condition #8 Changed to Read:** "The development shall comply with the Single Family Design Standards."

**Delete Condition #8a.**

**Delete Condition #8b.**

**Delete Condition #9.**

The motion carried by MAJORITY vote with Commissioner Jo Cato abstaining from voting on this item due to pending litigation.

**The item was APPROVED.**

**Commissioner Jo Cato abstained from voting on this item due to pending litigation.**

**Items #19 ZN-92-02 and #20 T-939 are related.**

**20) T-939 (7317) CENTENNIAL/McCARRAN**

An application submitted by Taney Engineering on behalf of Petersen 1994 Trust, property owners, for a tentative map review in an R-E Ranch Estate Residential District (proposed PUD Planned Unit Development). The property is generally located on the northeast corner Centennial Parkway and McCarran Street. The Assessor's Parcel Number is 124-24-401-005, 006, 007 and 008.

The applicant has submitted a revised tentative map incorporating McCarran Street into the proposed development. The revised tentative map would consist of 51 lots at a density of 5.1 dwelling units per acre. The proposed lots would range from 4,500 to 5,868 square feet in size. A common area approximately 38,690 square feet is proposed within the center of the development that would meet and exceed the open space required. Ten feet of perimeter landscaping is proposed next to Centennial Parkway, McCarran Street and Rome Boulevard. The interior portion of the development would consist of 41-foot-wide private streets.

Staff has concerns regarding the revised tentative map. According to the tentative map there are several lots proposed with a 40-foot lot width. Typically, lot depths exceeding two times their width shall be avoided wherever possible.

Further, Section 17.24.160.E of the Municipal Code states, "except as otherwise allowed (e.g., individually owned townhouse units, cul-de-sac lots) or required by this title, no lot shall contain any building unless such lot abuts for at least twenty-four (24) feet on a public street or private street approved as part of a city-approved planned development." Lot 38 and 40 would have 20 feet of lot frontage, therefore, the tentative map would need to be revised to provide at least 24 feet of lot frontage.

In addition, corner side lot landscaping is not shown on the revised tentative map; therefore, 10 feet (which may include the sidewalk) is required next to all corner side lots in order to comply with the Single Family Design Standards. Also, 20 feet of landscaping (which may include the sidewalk) is required next Centennial Parkway.

The Fire Department has reviewed the revised tentative map and is neutral to this application. However, this development is outside of the current emergency service area. If the Planning Commission chooses to approve this item, the Fire Department has provided conditions of approval.

**RECOMMENDATION:**

The Development Services Department recommends that T-939 be continued indefinitely to allow the applicant sufficient time to submit a revised tentative map addressing staff's concerns. State Statutes require the Planning Commission to act within 45 days, otherwise the tentative map would be deemed approved. Therefore, unless the applicant is willing to continue the application, the Development Services Department will have to recommend that T-939 be denied.

If, however, the Planning Commission determines that approval of T-939 is warranted at this time, then the Development Services Department recommends the following conditions of approval:

1. Standard conditions 15, 17, 19, 24 and 27.
2. The development shall comply with all conditions of approval for ZN-92-02.
3. This tentative map (T-939) shall become null and void if City Council approval is not granted for AMP-48-02 and ZN-92-02
4. Include a tangent between the curves to lessen the severity of the curves. Contact Clete Kus, Transportation Planner, at 633-1235 for additional information.



5. Section 16.12.030 of North Las Vegas Municipal Code requires the following information on the tentative map:
  1. Other rights-of-way and easements (specifically Kern River) showing location, width and purpose;
  2. Map scale (two different ones shown);
  3. Approximate radii of all curves;
  4. A statement regarding protective covenant and deed restriction which the subdivider intends to enforce;
  5. The location of existing power, telephone facilities and existing gas mains.
6. Remove section thickness from the typical sections. The off-site pavement sections shown on the civil plans will be designed in accordance with Standard Specifications Section 401 using the ASSHTO model.
7. That perimeter landscaping of the exterior street perimeter be designated as "Common Elements" and that interior perimeter landscaping commonly described as corner side yard landscaping be addressed as allowed for in the North Las Vegas Municipal Code Section 17.24.210(E).
8. That the perimeter walls be owned and maintained by the homeowners' association.
9. That corner side yard landscaping shall be maintained by the homeowner of the lot and that provisions and enforcement of such shall be provided within the CC&R's.
10. That the developer disclose to prospective home buyers that corner side setback areas are reserved exclusively for landscaping.
11. That CC&R's be reviewed and approved by the Development Services Department prior to recording any final map.
12. Five copies of a conforming 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 Mary Aldava, Planner, on behalf of staff who indicated staff is recommending approval of this item.

Bob Gronauer, of KKB&R, 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.

Commissioner Joy Diaz **MOVED** and Vice-Chairman Anita Wood **SECONDED** to **APPROVE** T-939 per staff's recommendations.

The motion carried by **MAJORITY** vote with Commissioner Jo Cato abstaining from voting on this item due to pending litigation.

**The item was APPROVED.**

**21) VN-07-02 (7519) LOSEE WASHBURN PLAZA (Public Hearing)**

An application submitted by Acclaim MTI, LLP, on behalf of Rocklin, LLC, property owner, for a variance in an M -2 General Industrial District to allow a twenty-three (23) foot front set setback where thirty-five (35) feet is required. The property is generally located at the southeast corner of Losee Road and Washburn Road. The Assessor's Parcel Number is 124-36-301-001.

**This item was continued from the August 15, 2002 Planning Commission Meeting at the request of the applicant.**

**RECOMMENDATION**

The Development Services Department recommends that VN-07-02 be denied because the proposal fails to meet the criteria set forth in State Law and the City of North Las Vegas Municipal Code.

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

**The item was WITHDRAWN.**

**22) ZOA-10-02 (7527) SECURED FIBRES (Public Hearing)**

An ordinance amendment initiated by Secured Fibres to amend Section 17.20.140(B) of Title 17 of the North Las Vegas Municipal Code (Zoning Ordinance) to include outdoor baling and storage of corrugated materials as a principal use in the M -2 General Industrial District.

**This item was continued from the August 14, 2002, Planning Commission meeting at the request of the applicant.**

RECOMMENDATION:

The Development Services Department recommends that ZOA-10-02 be denied.

If however, the Planning Commission were to determine that the proposed ordinance amendment is warranted, then staff recommends the following:

17.20.140 General Industrial District (M-2).

2. Principally Permitted Uses.  
Recycling center, *indoor*;
3. Special Uses Subject to Section 17.24.020.  
*(Add) Recycling center, with outside activities or storage;*

17.20.150 Heavy Industrial District (M-3).

- b. Principally Permitted Uses.  
Recycling center, *indoor*;
3. Special Uses Subject to Section 17.24.020.  
*(Add) Recycling center, with outside activities or storage;*

Section 17.12.020 Definitions

(Amend the definition of Recycling Center as follows:)

"Recycling Center" means an establishment with the primary function of collecting, sorting and distribution of nonferrous metal products for recycling such as aluminum, glass, paper, plastic and other related items. All operations such as collection, sorting, distributing and storage shall be conducted totally within an enclosed building and there shall be no outside storage, *unless approved as a special use.*

Note: Language shown in bold italics is proposed new language.

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

Howard Goldstein, 3320 W. Sahara Avenue, Suite 380, Las Vegas, Nevada 89102 appeared on behalf of the applicant.

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

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to DENY ZOA-10-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was DENIED.**

### **23) SPR-25-02 (7525) SIMMONS MARKETPLACE**

An application submitted by Marathon Development on behalf of Simmons Properties, LLC, property owner, for a Final Development Plan review in a C-1 Neighborhood Commercial District. The property is at the southwest corner of Ann Road and Simmons Street. The Assessor's Parcel Number is 124-32-102-003.

This item was continued from the Planning Commission meeting of August 14, 2002, to allow the applicant time to meet with staff to resolve some outstanding issues. An elevation drawing of the in-line shops (Buildings 10 and 11) was submitted. It was not originally submitted by the applicant and appears to be consistent with the remaining elevations. The only exception might be the copper dome, which the applicant strongly feels will provide an identifiable and distinguishing "landmark" for this shopping center. Staff does not oppose the inclusion of this copper dome, which will only be located near the corner of Simmons Street and Ann Road. Copper domes, or the like, will not be located anywhere else within this development.

The applicant is also requesting clarification of two conditions (#8[c] and #8[d]) and has submitted a revised letter of intent asking the Planning Commission's favorable consideration of two items (#8[f] and #8[g]) that would otherwise require waivers of the Commercial Design Standards. Those conditions currently read:

8. That the development shall be in compliance with the Commercial Design Standards including, but not limited to, the following, which shall be subject to review and approval by staff:
  - c. Only monument-type freestanding signs with height no greater than 8' shall be allowed. All site signage must be of a uniform design consistent with that of the shopping center; and
  - d. The sidewalks along Ann Road and Simmons Street must be relocated and separated from the back-of-curb by a minimum five (5) feet of landscaped area. The sidewalks should be curvilinear in design; and
  - f. One landscape island, minimum six feet in width, shall be provided at each end of all parking rows. One additional island shall be provided for every fifteen (15) parking spaces within a row; and
  - g. Every other double row of parking shall be designed to include a landscape strip down the middle with a minimum width of six feet; and

Pertaining to condition #8(c), the applicant has requested to have the same sign limitations as those applicable to the shopping center across Ann Road to the north. The Albertson's shopping center to the north was limited to monument-type signage within 200 feet of the intersection of Simmons Street and Ann Road. Areas beyond the 200 feet could have taller freestanding signage.

The difference between this development and the Albertson's shopping center is the property across Simmons to the east is zoned R-E, Ranch Estates and the property to the east of the Albertson's shopping center is zoned C-1, Neighborhood Commercial.

Therefore, all signage along the Simmons Street frontage would be required to be monument-type. The Development Services Department does not object to changing condition #8(c) to allow taller signage beyond the 200-foot limit. The revised condition would read:

3. All signage along Simmons Street shall be monument-type not to exceed eight feet (8.00') in height. Signage along Ann Road within 200 feet of the Ann/Simmons intersection, as measured from a linear extension of the western curb of Simmons Street, shall be limited to monument-type freestanding signs not to exceed eight feet (8.00') in height. Signage along Ann Road beyond 200 feet of the intersection shall be in accordance with the Zoning Ordinance. All site signage must be of a uniform design consistent with that of the shopping center; and

With reference to condition #8(d), the applicant has concerns with the sentence, "The sidewalks should be curvilinear in design." Since the Zoning Ordinance does not require a curvilinear sidewalk, the sentence may be deleted if the Planning Commission so desires. The Development Services Department does not oppose a revised condition to read as follows:

4. The sidewalks along Ann Road and Simmons Street must be relocated and separated from the back-of-curb by a minimum five (5) feet of landscaped area; and

The only part of condition #8(f) in question is the sentence, "One additional island shall be provided for every fifteen (15) parking spaces within a row." The site plan identifies one parking row (immediately adjacent to the south side of Building 10) that has 17 parking spaces and no landscape island. The applicant is proposing to provide one 4' x 4' landscape diamond within the adjacent row in-lieu of the landscape island.

It should be noted that the site plan identifies several landscape islands in and above the minimum required. Additionally, many landscaped areas exceed the minimum size and space requirements.

Therefore, the Development Services Department does not oppose modifying condition #8(f) to read as follows:

- f. One landscape island, minimum six feet in width, shall be provided at each end of all parking rows. One additional island shall be provided for every fifteen (15) parking spaces within a row, with the exception of the row of 17 parking stalls immediately adjacent to the south side of Building 10. In-lieu of the landscape island within that row, one 4' x 4' diamond shall be located within the adjacent double row of parking to the south. The 4' x 4' diamond shall contain one 24" box tree (1-1/2" caliper measured 4'-6" from the top of the root ball) and other planting materials in accordance with the Zoning Ordinance ; and

Condition #8(g) refers to the required landscaping between every other row of double (i.e., head-to-head) parking stalls. The applicant has requested a waiver to allow the substitution of two 4' x 4' landscape diamonds in-lieu of the fully landscaped strip. The request is primarily based on space constraints because of the drive-through service lane associated with Building 12. The subject row contains 13 total parking stalls and one trash enclosure.

As mentioned above, the site plan provides more-than-required landscaping in many areas. The impact of this alternative could be deemed minimal when considering the amount of parking lot landscaping distributed throughout the site and due to the fact that this particular row is shorter than most. Therefore, the Development Services Department does not oppose the alternative presented by the applicant and recommends that condition #8(g) be changed to read:

- g. Every other double row of parking shall be designed to include a landscape strip down the middle with a minimum width of six feet, with the exception of the first double row of parking south of Building 12. The subject row shall have a minimum two 4' x 4' diamonds in-lieu of the required landscape strip. Each diamond shall contain one 24" box tree (1-1/2" caliper measured 4'-6" from the top of the root ball) and other planting materials in accordance with the Zoning Ordinance; and

This item was continued at the applicant's request to allow the applicant time to discuss specific concerns with staff. Two items were clarified and two items pertain to waivers that staff did not feel would jeopardize the intent and integrity of the Commercial Design Standards. Therefore, the requested waivers have been incorporated into the conditions listed below. The conditions listed below are different than those listed in the original staff report.

## RECOMMENDATION:

The Development Services Department recommends that SPR-25-02 be approved subject to the following conditions:

1. That Standard Conditions 1, 2, 5, 6, 11, 22, 26, 27, 29 and 32 apply; and
2. That the development of this site shall be in general compliance with the site plan submitted for review. Minor modifications will be required and shall be subject to review and approval by staff; and
3. That Fire access widths and turning radii shall be in accordance with the requirements of the Fire Code; and
4. That approval of a traffic study is required prior to submittal of the civil improvement plans; and
5. That approval of a drainage study is required prior to submittal of the civil improvement plans; and
6. That Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans; and
7. That the following right-of-way dedications are required:
  1. An additional ten feet (10.0') for Simmons Street.
  2. Flared intersection at Ann Road and Simmons Street per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
  3. Bus turn-out on Simmons Street south of Ann Road; and
8. That the development shall be in compliance with the Commercial Design Standards including, but not limited to, the following, which shall be subject to review and approval by staff:
  1. All buildings shall be of a uniform architectural design. The design shall conform to the elevations contained herein; and
  2. Foundation landscaping shall be provided, where appropriate, adjacent to all buildings including the pads; and
  3. All signage along Simmons Street shall be monument-type not to exceed eight feet (8.00') in height. Signage along Ann Road within 200 feet of the Ann/Simmons intersection, as measured from a linear extension of the western curb of Simmons Street, shall be limited to monument-type freestanding signs not to exceed eight feet (8.00') in height. Signage along Ann Road beyond 200 feet of the intersection shall be in accordance with the Zoning Ordinance. All site signage must be of a uniform design consistent with that of the shopping center; and
  4. The sidewalks along Ann Road and Simmons Street must be relocated and separated from the back-of-curb by a minimum five (5) feet of landscaped area; and
  5. The trash collection and compaction area behind Building 6 must be screened by an opaque wall designed to match the building. The enclosure shall be provided with a solid metal gate; and

6. One landscape island, minimum six feet in width, shall be provided at each end of all parking rows. One additional island shall be provided for every fifteen (15) parking spaces within a row, with the exception of the row of 17 parking stalls immediately adjacent to the south side of Building 10. In-lieu of the landscape island within that row, one 4' x 4' diamond shall be located within the adjacent double row of parking to the south. The 4' x 4' diamond shall contain one 24" box tree (1-1/2" caliper measured 4'-6" from the top of the root ball) and other planting materials in accordance with the Zoning Ordinance ; and
7. Every other double row of parking shall be designed to include a landscape strip down the middle with a minimum width of six feet, with the exception of the first double row of parking south of Building 12. The subject row shall have a minimum two 4' x 4' diamonds in-lieu of the required landscape strip. Each diamond shall contain one 24" box tree (1-1/2" caliper measured 4'-6" from the top of the root ball) and other planting materials in accordance with the Zoning Ordinance; and
8. Bicycle parking racks shall be provided within 100 feet of the primary entrances of Buildings 3 and 6. Additional bike racks shall be located within 100 feet of the pedestrian plaza areas. Bike parking areas shall not interfere with pedestrian access ways and shall accommodate a minimum two bicycles; and
9. A minimum 20 feet of landscaping shall be provided adjacent to the western property line; and
10. All structures, parking areas and drive aisles shall maintain a minimum setback of 20 feet from the front property line(s); and
11. Pedestrian plaza areas shall be interspersed throughout the site. No pedestrian plaza area shall be smaller than 250 square feet; and
12. Exterior roof ladders shall be prohibited. Access to the roofs shall be from within the buildings; and
13. The pedestrian plaza area identified nearest to the intersection of Ann Road and Simmons Street shall be designed to deter pedestrians from impeding the flows of traffic. The area shall also include design measures to prevent automobiles from encroaching into the plaza area. The plaza area shall be set back from each right-of-way by a minimum 20 feet of landscaping; and
14. A minimum ten (10) feet of landscaping shall be provided adjacent to the southern property line if a shared-use path is planned along the north side of the Las Vegas Wash, Western Tributary. If a shared-use path is not planned along the north side of the channel, a minimum fifteen (15) feet of landscaping shall be provided.

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

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to APPROVE SPR-25-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**PUBLIC FORUM**

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

**No members of the public came forward.**

**DIRECTOR'S BUSINESS:** None

**CHAIRMAN'S BUSINESS:** None

**ADJOURNMENT:** 10:00 PM

A motion to ADJOURN the August 28, 2002 meeting of the Planning Commission of the City of North Las Vegas was made by Chairman L. Dean Leavitt. Vice-Chairman Anita Wood SECONDED the motion.

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L. Dean Leavitt, Chairman

**ATTEST:**

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Ted Karant, Recording Secretary