

MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Dean Leavitt, Chairman
Nelson Stone
Joy Diaz
Jay Aston

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Anita Wood, Vice-Chairman
Marilyn Kirkpatrick
Jo Cato

Planning Commission MINUTES are now available on the internet at:
www.cityofnorthlasvegas.com

November 13, 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
Jo Cato - Present
Nelson Stone - Present
Jay Aston - Present
Marilyn Kirkpatrick - Present
Joy Diaz, Present

STAFF PRESENT:

Marc Jordan, Principal Planner
Mary Aldava, Planner
Lenny Badger, Public Works
Clete Kus, Transportation Services
Jimmy Johnson, 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 Jo Cato

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

MINUTES

Approval of the MINUTES for the Planning Commission meeting of October 23, 2002.

Commissioner Nelson Stone MOVED and Commissioner Joy Diaz SECONDED to APPROVE the minutes of the October 23, 2002 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-131-02 (8526) NVE PARCEL 26, PHASE 2

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by North Valley Enterprises, LLC and accept the Performance Bond in the amount of \$462,770.26.

B) PW-133-02 (8614) CHEYENNE COMMERCE CENTER III

Accept the Commercial Developments Off-Site Improvements Agreement by Harsch Investment Properties, Nevada, LLC and accept the Subdivision Bond in the amount of \$377,512.00.

C) PW-134-02 (8615) TROPICAL SUBSTATION

Accept the Commercial Developments Off-Site Improvements Agreement by Nevada Power and accept the Off-Site Improvement Bond in the amount of \$61,483.95.

D) PW-135-02 (8616) LOGISTICENTER, PHASE 1 OFFSITES

Accept the Commercial Developments Off-Site Improvements Agreement by Dermody Properties and accept the Letter of Credit in the amount of \$1,002,606.00.

E) PW-136-02 (8617) ROSADA CHANNEL

Accept the Commercial Developments Off-Site Improvements Agreement by North Meadows LLC and accept the Performance Bond in the amount of \$588,033.09.

F) PW-137-02 (8728) NORTH MEADOWS, UNIT 5

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Celebrate Homes X, LLC and accept the Subdivision Bond in the amount of \$99,235.40.

G) RN-35-53-02 (8784) 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 Jo Cato SECONDED to CONTINUE Consent Agenda Items B through D.

The motion carried by UNANIMOUS vote.

Consent Agenda Items B and D were CONTINUED to 11/26/02.

Vice-Chairman Anita Wood MOVED and Commissioner Jo Cato SECONDED to APPROVE Consent Agenda Items A,C,E,F,G.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

1) AMP-67-02 (8485) CITY OF NORTH LAS VEGAS (Public Hearing)

An application submitted by the City of North Las Vegas for an Amendment to the Master Plan of Streets and Highways for the following:

1. Increase right-of-way of Commerce Street to 80' from Carey Avenue to Cheyenne Avenue.
2. Extend North 5th Street from Las Vegas Boulevard to Losee Road, across I-15 and increase right-of-way to 100'.
3. Add Bruce Street from Ann Road to Washburn Road at 80' right-of-way.
4. Add Washburn Road from Bruce Street to Lawrence Street at 80' right-of-way.
5. Realign Belmont Street at Las Vegas Boulevard to form a single, four legged intersection with Evans Avenue.
6. Extend Lone Mountain Road from Lamb Boulevard to Novak Street and extend Novak Street from Lone Mountain Road to Ann Road at 80' right-of-way.
7. Extend Centennial Parkway from Lamb Boulevard to Sloan Lane.
8. Add El Campo Grande from Mount Hood to Hollywood Boulevard at 80' right-of-way.
9. Add Mount Hood Street from Ann Road to Centennial Parkway at 80' right-of-way.
10. Add Ann Road from Beesley Drive to Hollywood Boulevard at 80' right-of-way.
11. Add Tropical Parkway from I-15/Beltway interchange to Hollywood Boulevard at 100' right-of-way.
12. Add Sloan Lane north from Tropical Parkway to Azure alignment, then northeasterly to Centennial alignment at 80' right-of-way connecting to Hollywood Boulevard.
13. Extend Centennial Parkway northeasterly from Sloan Lane to Hollywood Boulevard at 100' right-of-way.
14. Add Hollywood Boulevard from Elkhorn Road to Farm Road at 80' right-of-way.
15. Add Farm Road from Hollywood Boulevard to unnamed section line street at 80' right-of-way.
16. Add unnamed section line street from Farm Road Grand Teton Drive at 80' right-of-way.
17. Add Elkhorn Road from Hollywood Boulevard to unnamed section line street at 80' right-of-way.
18. Add a new Interchange at I-15, north of the Speedway.
19. Add a new road at 80' right-of-way from Las Vegas Boulevard, through the new I-15 Interchange north of the Speedway and connect to Farm Road.
20. Add Elkhorn Road at 80' right-of-way from new road connecting Las Vegas Boulevard and Farm Road west to Las Vegas Boulevard North.
21. Add a new unnamed road at 80' right-of-way from Elkhorn Road to Las Vegas Boulevard.
22. Reduce the right-of-way of Ann Road and Walnut Road from 100' to 80' between Pecos Road and Centennial Parkway.
23. Remove Iron Mountain Road from Decatur Boulevard to Allen Lane.
24. Remove Brent Lane from Decatur Boulevard to Allen Lane.
25. Remove San Mateo Street from Gilbert Lane to Brent Lane.
26. Remove Valley Drive from Gilbert Lane to Brent Lane.
27. Remove Willis Street from Gilbert Lane to Brent Lane.

RECOMMENDATION

The Development Services Department recommends that AMP-67-02 be approved and forwarded to City Council for final consideration.

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. The following participants came forward:

- ▶ Mark Lefkowitz, P.O. Box 26988, Las Vegas, Nevada (no zip code stated)

Mr. Lefkowitz stated he supports this project and would be willing to help the City as he is a property owner in this area.

- ▶ David Dwyer, 7310 Smoke Ranch Road, Suite E, Las Vegas, Nevada 89128

Mr. Dwyer asked the Planning Commission if houses in the area were going to be removed to allow for the street widening.

Clete Kus, of Transportation Services, stated this project is part of the City's preparation for transportation needs in the future and it is too early to stated exactly what details will be involved in this project.

Jim Lewis, Deputy City Attorney, stated this Master Plan of Streets and Highways is a tool, a planning process, which is something the City needs to do for the future to facilitate transportation corridors in the City of North Las Vegas. As to the specifics of what will be done on each street, that is not known at this time. This is the City's guide which will be the tool utilized for the public to know what the City may do in the future.

- ▶ Velma Ellis, 300 W. Kings Ave, North Las Vegas, Nevada 89030

Ms. Ellis stated she opposes this project. She stated she has lived in her house in this area for 30 years and does not want to be forced to move to facilitate this expansion.

- ▶ Dolores Newman, 320 Kings Ave., North Las Vegas, Nevada 89030

Ms. Newman stated she concurs with Ms. Ellis' statements and opposes this item as she feels the increased traffic will not be beneficial for the neighborhood.

- ▶ Cornelius Bell, 317 Kings Ave., North Las Vegas, Nevada 89030

Mr. Bell stated he concurs with the previous speakers. Mr. Bell does not want to see an increase in traffic in this area.

- ▶ Latasha Williams, 300 Princess Avenue, North Las Vegas, Nevada 89030

Ms. Williams stated she feels if the streets are widened it will reduce the value of her property.

- ▶ Joyce Williams, 301 Rossmoyne, North Las Vegas, Nevada 89030

Ms. Williams stated she concurs with the previous statements and does not want to see an increase of traffic in this area.

- ▶ Tiffany Shorter, 305 Princess Avenue, North Las Vegas, Nevada 89030

Ms. Shorter stated she opposes the widening of Commerce Street as she feels it will create an unsafe condition for the children in this area.

- ▶ Ken Phillips, 5051 Coppersage Suite A, Las Vegas, Nevada 89115

Mr. Phillips stated he was confused, based on a map he received, whether this area is North Las Vegas or Clark County.

- ▶ Juanita Elliott, 324 Lance Avenue, North Las Vegas, Nevada 89030

Ms. Elliott stated she opposes this item as the increased traffic will negatively affect the children and senior citizens in this area.

- ▶ Robert Monroe, 321 Rossmoyne, North Las Vegas, Nevada 89030

Mr. Monroe stated he opposes this item as he feels the increased traffic will adversely affect the neighborhood and will only serve commercial needs.

- ▶ Scott Stolberg, 2580 N. Commerce Street, North Las Vegas, Nevada 89030

Mr. Stolberg stated he opposes this item as he feels it will harm his business due to the increased truck traffic.

- ▶ Margaret Coleman, 301 W. Duke Avenue, North Las Vegas, Nevada 89030

Ms. Coleman stated she opposes the widening of Commerce Street between Carey and Cheyenne as she feels it will take away from her property.

- ▶ Derrick K. Knot, 305 Duke Street, North Las Vegas, Nevada 89030

Mr. Knot stated he opposes this project as he feels the increased traffic will have a negative impact on the neighborhood.

- ▶ John Heenan, 4525 Smily Road, Las Vegas, Nevada 89115

Mr. Heenan stated he opposes this item as he feels it will interfere with the current layout of the neighborhood.

- ▶ Gertrude Coleman, 328 Princess Avenue, North Las Vegas, Nevada 89030

Ms. Coleman stated she opposes this item as she feels the increased traffic will make the neighborhood more dangerous.

- ▶ David Johnson, 2527 Nobel Street, North Las Vegas, Nevada 89030

Mr. Johnson stated he opposes this item as he appreciates the peace and quiet currently in the neighborhood, but worries that all that will change if this project is approved.

- ▶ Carrie Thomas, 305 Rossmoyne Avenue, North Las Vegas, Nevada (no zip code stated)

Ms. Thomas stated she has lived in this area for 38 years and does not want to be forced to move if this item is approved.

- ▶ Leroy Holliday, 316 Rossmoyne Avenue, North Las Vegas, Nevada 89030

Mr. Holliday stated he has lived in this neighborhood for 35 years and opposes approval of this item as he does not wish to be forced to move if it becomes necessary to accommodate this expansion.

- ▶ Russ Williams, 2709 Commerce Street, North Las Vegas, Nevada 89030

Mr. Williams stated he has lived in this neighborhood for 37 years and opposes this item as he feels this expansion is not necessary in the community.

Commissioner Nelson Stone stated this is a Street and Highway Master Plan, which is not set in concrete, meaning that it may be amended at any time at any meeting. He stated the amendments occur as the document is not a perfect document, instead it is a land-use guide.

Commissioner Jo Cato stated she agrees with Commissioner Stone's statements, as well as she has some concerns with item #6 of this item.

Vice-Chairman Anita Wood stated quite a bit of time has been taken by staff to make recommendations on this item, and stated she appreciates the residents coming out to voice their opinions. She also stated she feels items #1 and #6 be pulled from this item, and perhaps heard in the future when more information is available, as well as some neighborhood meeting to occur to allow the residents to voice their opinions.

Chairman Leavitt closed the Public Hearing.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to APPROVE AMP-67-02 per staff's recommendations subject to the following changes:

Condition #1 Deleted.

Condition #6 Deleted.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

**There was a break in the proceedings at 8:30 P.M.
The meeting reconvened at 8:46 P.M.**

Item #27 UN-85-02 was heard next.

Item #2 ZN-08-97 was heard following Item #27 UN-85-02.

2) ZN-08-97 (8478) CHEYENNE PROMANADE (Public Hearing)

An application submitted by C. P. Development, property owner, for an amendment to a previously approved PUD Planned Unit Development District to allow the development of single story office buildings where retail/commercial was originally designated. The property is generally located at the northeast corner of Allen Lane and Cheyenne Avenue. The Assessor's Parcel Number is 139-08-401-003.

RECOMMENDATION:

The Development Services Department recommends that ZN-08-97 be amended to allow for the eastern portion of the commercial site (northeast corner of Cheyenne Avenue and Allen Lane) to be developed with single-story office buildings, subject to the following conditions:

1. That Standard Conditions 4, 9, 11 and 27 apply; and
2. That all applicable previously approved conditions of ZN-08-97 apply. Where there is a conflict with the conditions stated herein, the more restrictive shall apply; and
3. That the eastern portion of this 9.09+-acre site (APN 139-08-401-003) be developed with single-story office buildings. The development shall be limited to a maximum eight (8) buildings and shall not exceed 64,000 total square feet; and
4. That the sidewalk adjacent to Cheyenne Avenue be separated from the back-of-curb by a minimum five feet (5.00') of landscaping; and
5. That each grouping of buildings be provided one ADA-compliant sidewalk connecting the perimeter sidewalk (along Cheyenne Avenue) to the interior pedestrian network; and
6. That an internal pedestrian network be provided amongst and between the groups of four buildings; and
7. That a minimum 300 square feet of pedestrian plaza area be developed in-lieu of (or over) part of the larger detention pond; and
8. That bicycle parking racks be provided within 50 feet of the pedestrian plaza area(s), subject to review and approval of staff; and
9. That all trash enclosures be provided with roofs to match the office buildings; and
10. That a minimum 14 feet of landscaping be provided along the northern property line. In addition to other required planting materials, one 24-inch box tree shall be planted not greater than 15 feet on-center throughout this buffer area; and
11. That a minimum 15 feet of landscaping be provided along the eastern property line. In addition to other required planting materials, one 24-inch box tree shall be planted not greater than 15 feet on-center throughout this buffer area; and
12. That all landscape materials be provided in accordance with current Zoning Ordinance requirements; and
13. That the applicant file FAA form 7460-1 with the FAA Western Pacific Region and obtain a permit from the Clark County Director of Aviation prior to construction.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item with the amendment of Condition #3 and Condition #4 as follows:

Condition #3 Changed to Read: "That the eastern portion of this 9.09 +/- per acre site (APN 139-08-401-003) be developed with single-story office buildings. The office portion of the development shall not exceed 64,000 total square feet, unless adequate parking can be provided"

Condition #4 Changed to Read: "That the sidewalk sections south of the office buildings (adjacent to Cheyenne Avenue) be separated from the back-of-curb by a minimum five feet (5.00") of landscaping"

Bill Curran, of Curran & Parry, 300 S. 4th Street, Suite 1201, Las Vegas, Nevada 89101 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 Chairman Dean Leavitt SECONDED to APPROVE ZN-08-97 per staff's recommendations subject to the following changes:

Condition #1 Deleted.

Condition #2 Deleted.

Condition #5 Deleted.

Condition #6 Deleted.

Condition #7 Deleted.

Condition #8 Deleted.

Condition #9 Deleted.

Condition #10 Deleted.

Condition #11 Deleted.

Condition #12 Deleted.

The motion carried by MAJORITY vote with Vice-Chairman Anita Wood, Commissioner Marilyn Kirkpatrick and Commissioner Joy Diaz voting against the motion.

The item was APPROVED.

3) ZN-118-02 (8481) ALEXANDER & N. 5TH (Public Hearing)

An application submitted by Lied Foundation Trust and Christina M. Hixson Trust, property owners, for reclassification of property from a M-2 General Industrial District to a PUD Planned Unit Development District consisting of 165 single family dwellings. The property is generally located at the southwest corner of Alexander Road and North Fifth Street. The Assessor's Parcel Number is 139-10-501-003.

RECOMMENDATION:

The Development Services Department recommends that ZN-118-02 be continued indefinitely to allow the applicant time to revise the preliminary development plan appropriately with those items outlined in the analysis section.

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

1. Standard Conditions: 9, 11, 17, 18 and 31.
2. Development of the subject site shall not exceed 165 detached single-family dwelling units.
3. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet.
4. Pedestrian access shall be provided at the end of the cul-de-sacs to the open space areas.
5. The development shall comply with the Single Family Design Standards.
6. Development shall comply with the following setbacks:
 - a. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
 - b. Interior Side: Five (5) feet.
 - c. Corner Side: Ten (10) feet.
 - d. Rear Yard: Fifteen (15) feet.
7. 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.
8. 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.
9. The development shall provide an acceptable form of traffic calming (e.g., traffic circles, curvilinear streets, etc.) for every street section exceeding 500 linear feet.
10. 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.
11. Fire access lanes shall be designed and installed in accordance with the Fire Code. This includes the requirement of providing approved provision for turnaround of apparatus where the fire access dead-end length exceeds 150 feet.
12. Approval of a drainage study is required prior to submittal of the civil improvement plans.
13. Approval of a traffic study is required prior to submittal of the civil improvement plans.

14. 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.
15. Redesign the site to eliminate mini cul-de-sacs that exceed a length of 100 feet.
16. Entrance streets must be revised to a minimum of sixty foot (60.0') right of way width.
17. Redesign the site in order for the internal roads to intersect at 90° angles.
18. A traffic study that justifies the vacation of Goldfield Street must be submitted.
19. The Applicant shall apply for an amendment to the Master Plan of Streets and Highways to remove Goldfield. If the amendment is not approved, the site shall be revised to include the Goldfield alignment.
20. The following right of way dedications are required:
 1. Flared intersection at North 5th Street and Alexander Road.
 2. Bus turnout south of Alexander Road on North 5th Street.
 3. Forty feet (40.00') for Alexander Road
 4. Fifty feet (50.00') for North 5th Street
 5. Thirty feet (30.00') for Gilmore Avenue
21. Remove section thickness from the typical street sections. The off-site pavement sections shown on the civil plans will be designed in accordance with Standard Specifications Section 401 using the AASHTO model.
22. The radii for the mini cul-de-sac must be shown on the plan.
23. Pedestrian access is required to the open space and streets adjacent to this development.
24. Parking is limited to one side of streets that are less than 48' from back of curb to back of curb. Developer will be required to install "No Parking" signs.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 12/11/02 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.

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE ZN-118-02 to the 12/11/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 12/11/02.

4) UN-90-02 (8434) DIAMOND HEAD SIGN CO., INC. (Public Hearing)

An application submitted by Diamond Head Sign Co., Inc., on behalf of Jerry J. Leonard, property owner, for a use permit in a M-2 General Industrial District to allow a 60 foot high sign where 45 feet is the maximum height allowed. The property is located at 1037 E. Colton Avenue. The Assessor's Parcel Number is 139-11-402-002.

RECOMMENDATION:

The Development Services Department recommends that UN-90-02 be denied because the proposed sign does not meet the criteria set forth in the Zoning Ordinance, and for the reasons mentioned above.

If, however, the Planning Commission determines from the evidence presented that a favorable decision is warranted, then the Development Services Department recommends the following conditions:

1. That Standard Conditions 10, 11 and 12 apply; and
2. That the overall height of the sign not exceed 60 feet; and
3. That the sign comply with the Zoning Ordinance for all other requirements regarding signage, including but not limited to, the deletion of everything but the company name and logo, and that the sign be located within a landscaped area.

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

Maria Van Den Durlen, 3750 W. Tomkins Avenue, Las Vegas, Nevada 89103 appeared on behalf of the applicant.

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

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to DENY UN-90-02 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Jo Cato and Commissioner Joy Diaz voting against the motion.

The item was DENIED.

5) UN-92-02 (8475) C & L PLAZA (Public Hearing)

An application submitted by Auto Title Loan Store & Cash Advance Now, on behalf of Connors Family 1984 Trust, property owner, for a use permit in a M-2 General Industrial District to allow a financial institution (auto title loan store). The property is located at 2040 E. Craig Road. The Assessor's Parcel Number is 139-02-613-016.

RECOMMENDATION:

The Development Services Department recommends that UN-92-02 be approved subject to the following conditions:

1. That Standard Conditions 4, 8, 10, 11, 12 and 27 apply; and
2. That signage for the financial institution be in compliance with the commercial sign requirements outlined in the Zoning Ordinance.

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

Frank Bruno, 4589 Bersaglio, Las Vegas, Nevada 89135 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

- ▶ Bob Borgersen, 4751 Possum Berry, North Las Vegas, Nevada 89031

Mr. Borgersen stated he opposes this item as he does not feel another such establishment is necessary in this neighborhood.

Chairman Leavitt closed the Public Hearing.

Commissioner Jo Cato MOVED for APPROVAL of this item.

The MOTION TO APPROVE FAILED for lack of a SECOND.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to DENY UN-92-02.

The motion carried by MAJORITY vote with Commissioner Jo Cato voting against the motion.

The item was DENIED.

Items #6 SPR-34-02, #7 UN-91-02, #8 UN-93-04 and #8 UN-94-02 are related.

6) SPR-34-02 (8479) SUNBELT ENTERPRISES

An application submitted by Swisher and Hall Architects on behalf of Sunbelt Enterprises Fred Kauai, property owner, for a site plan review in a C-3 General Service Commercial District. The property is generally located at the southwest corner of Pecos Road and Craig Road. The Assessor's Parcel is 139-01-703-006.

RECOMMENDATION

The Development Services Department recommends that SPR-34-02 be continued indefinitely in order for the applicant to submit building elevations for all the proposed structures, and in order to address the concerns of the Public Works Department:

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

1. Standard Conditions: 4, 6, and 11.
2. That the development shall be in compliance with the Commercial Design Standards including but not limited to the following:
 - a. Pads A, B, C and D shall be relocated to the front of the site along Pecos Road at the minimum setback.
 - b. All buildings shall be of a uniform architectural design subject to review and approval by staff.
 - c. Color samples shall be submitted at the time of building permit request and shall be earth tone or neutral colors indigenous to the Las Vegas Valley and its surrounds.
 - d. That perimeter landscaping shall be provided within the Nevada Power easement along the I-15 off-ramp as depicted by the site plan. In the event that planting is restricted or limited to an amount less than required by code, the applicant shall dedicate additional width to that landscaping area in order to meet the minimum plant density requirement of 60% coverage.
 - e. That one (1) minimum six-foot-wide parking lot landscape island shall be provided at the ends of all parking rows, and one (1) additional island shall be provided within each parking row for every 15 consecutive stalls.
 - f. Foundation landscaping shall be provided, where appropriate, adjacent to all buildings including the pads, subject to review and approval by staff.
3. That no more than 40% of the overall floor area on the site (approximately 70,480 square feet) shall be utilized as warehousing at any given time.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Approval of a traffic study is required prior to submittal of the civil improvement plans.
6. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer.
7. A water network analysis must be submitted with the civil improvement plans.

8. The site plan shall be revised to relocate the northerly driveway on Pecos Road to a minimum 200 feet from the intersection.
9. A portion of the parking and landscape area is delineated within the Craig Road right of way area recently dedicated to the City of North Las Vegas by Document #20020422:02482. The site plan shall be revised to accommodate this dedication.
10. The existing waterline must be shown on the plan and a utility easement granted for the same.
11. Power pole locations shall be shown on the plan.
12. The following right of way dedications are required:
 - a. thirty feet (30.00') for Corporate Center Drive.
 - b. bus turnout on Pecos Road south of Craig Road.
 - c. flared intersection at Pecos Road and Craig Road per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/26/02 Planning Commission meeting.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to CONTINUE SPR-34-02 to the 11/26/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/26/02.

Items #6 SPR-34-02, #7 UN-91-02, #8 UN-93-04 and #8 UN-94-02 are related.

7) UN-91-02 (8487) SUNBELT ENTERPRISES (Public Hearing)

An application submitted by Swisher and Hall Architects on behalf of Sunbelt Enterprises, Fred Kauai, property owner, for a use permit in a C-3 General Service Commercial District to allow a convenience food restaurant. The property is generally located at the southwest corner of Pecos Road and Craig Road. The Assessor's Parcel is 139-01-703-006.

RECOMMENDATION

The Development Services Department recommends that UN-91-02 be continued until such time that a site plan and building elevations are approved in conjunction with this application or a related site plan review.

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 Condition: 8, 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, and all conditions of approval, 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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/26/02 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 Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE UN-91-02 to the 11/26/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/26/02.

Items #6 SPR-34-02, #7 UN-91-02, #8 UN-93-04 and #8 UN-94-02 are related.

8) UN-93-02 (8492) SUNBELT ENTERPRISES (Public Hearing)

An application submitted by Swisher and Hall Architects on behalf of Sunbelt Enterprises, Fred Kauai, property owner, for a use permit in a C-3 General Service Commercial District to allow a convenience food restaurant. The property is generally located at the southwest corner of Pecos Road and Craig Road. The Assessor's Parcel is 139-01-703-006.

RECOMMENDATION

The Development Services Department recommends that UN-93-02 be continued until such time that a site plan and building elevations are approved in conjunction with this application or a related site plan review.

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 Condition: 8, 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, and all conditions of approval, 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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/26/02 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 Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE UN-93-02 to the 11/26/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/26/02.

Items #6 SPR-34-02, #7 UN-91-02, #8 UN-93-04 and #8 UN-94-02 are related.

9) UN-94-02 (8491) SUNBELT ENTERPRISES (Public Hearing)

An application submitted by Swisher and Hall Architects on behalf of Sunbelt Enterprises, Fred Kauai, property owner, for a use permit in a C-3 General Service Commercial District to allow a convenience food restaurant. The property is generally located at the southwest corner of Pecos Road and Craig Road. The Assessor's Parcel is 139-01-703-006.

RECOMMENDATION

The Development Services Department recommends that UN-94-02 be continued until such time that a site plan and building elevations are approved in conjunction with this application or a related site plan review.

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 Condition: 8, 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, and all conditions of approval, 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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/26/02 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 Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to CONTINUE UN-94-02 to the 11/26/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/26/02.

10) VAC-28-02 (8356) DEAN FOODS (Public Hearing)

An application submitted by E. A. Bonelli & Associates, on behalf of Lawrence G. Fisher, Etal, property owner, to vacate a portion of Mt. Hood Street commencing at Centennial Parkway and proceeding north approximately 737 feet; and to vacate a portion of Shatz Street commencing at Rome Boulevard and proceeding south approximately 545 feet. The Assessor's Parcel Number is 123-22-801-001.

RECOMMENDATION:

The Development Services Department recommends that VAC-28-02 be approved and that this item be forwarded to the City Council for final consideration.

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

Richard Moreno, 300 S. 4th Street, Suite 1500, Las Vegas, Nevada 89101 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.

Vice-Chairman Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE VAC-28-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

11) VAC-30-02 (8483) LA MADRE & 5TH (Public Hearing)

An application submitted by Heller Development on behalf of FSDRH Trust Sass, property owner, to vacate a portion of Eagle Way commencing approximately 250 feet north of Verde Way and proceeding north approximately 90 feet. The Assessor's Parcel Numbers are 124-34-803-001 and 124-34-803-002.

RECOMMENDATION:

The Development Services Department recommends that VAC-30-02 be continued indefinitely to allow the applicant sufficient time to redesign the proposed vacation to include the cul-de-sac fully within their development.

If however, the Planning Commission determines that a favorable recommendation is warranted, then the following condition is recommended and that this item be forwarded to City Council for final consideration.

1. The vacation shall record concurrently with the final map for the development.
2. That the vacation be redesigned to include the cul-de-sac fully within the applicants proposed development.

Prior to the Planning Commission meeting the applicant requested this item be WITHDRAWN.

The item was WITHDRAWN.

Items #12 VAC-31-02 and #13 T-933 are related.

12) VAC-31-02 (8482) SGT. JORDAN & GOLDFIELD (Public Hearing)

An application submitted by Heller Development on behalf of Unlimited Holding, Inc., property owner, to vacate a portion of Deem Drive commencing at Sergeant Jordan Avenue and proceeding north approximately 560 feet. The Assessor's Parcel Numbers are 139-03-505-002 and 139-03-505-004.

RECOMMENDATION:

The Development Services Department recommends that VAC-31-02 be denied as the proposed vacation burdens adjacent property owners and is not supported by a traffic study.

Prior to the Planning Commission meeting the applicant requested this item be WITHDRAWN.

The item was WITHDRAWN.

Items #12 VAC-31-02 and #13 T-933 are related.

13) T-933 (8484) SGT. JORDAN & GOLDFIELD

An application submitted by Heller Development on behalf of Unlimited Holdings, Inc., property owner, for a tentative map review of conditions in an R-1 Single-Family Residential District. The property is generally located at the northwest corner of Deem Drive and Sergeant Jordan Avenue. The Assessor's Parcel Numbers are 139-03-505-002 and 139-03-505-004.

RECOMMENDATION

The Development Services Department recommends that T-933 be approved subject to the following conditions:

1. Standard Conditions: 1, 2, 5, 11, 15, 24, 26, 27, 28, 29, 31, and 32.
2. Revise the tentative map to widen the entrance street to sixty feet (60.0') for a minimum distance of one hundred feet (100.0').
3. 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.
4. 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.
5. Measures to achieve noise level reduction of 25 decibels must be incorporated into the design and construction of the homes.
6. That perimeter landscape areas and side yard landscape areas shall shown as common elements on the tentative map and maintenance shall be the responsibility of a homeowners association.
7. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review of the Public Works Department and the Planning Division prior to submittal of the final map.

RECOMMENDATION:

The Development Services Department recommends T-933 be approved with the following additional conditions:

8. Lots 9-14 shall remain as single-story homes.
9. Prospective home buyers 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.
10. If the vacation of Deem Drive (VAC-31-02) is approved, the tentative map shall be revised to show an offset cul-de-sac bulb. The offset shall be west of the centerline of Deem Drive and shall be dedicated from Assessor's Parcel Number 139-03-505-002.

Prior to the Planning Commission meeting the applicant requested this item be WITHDRAWN.

The item was WITHDRAWN.

14) VN-11-02 (8445) CIVIC CENTER PROPERTIES (Public Hearing)

An application submitted by Civic Center Properties, LLC, property owner, for a variance in an M -2 General Industrial District to allow wall signage of 30% on the west wall where 15% is allowed. The property is located at 3840 Civic Center Drive. The Assessor's Parcel Number is 139-12-103-008.

RECOMMENDATION:

The Development Services Department recommends that VN-11-02 be denied because the proposal fails to meet the criteria set forth in State Law and the City of North Las Vegas Municipal Code.

If however, the Planning Commission determines from the evidence presented that a favorable recommendation is warranted, then the following conditions are recommended and that this item be forwarded to City Council for final consideration.

1. An administrative consolidation of parcels is required. The form is available from the Clark County Assessor's office or on the internet <http://www.co.clark.nv.us/assessor/pdf/combination.pdf>.
2. That the west wall shall not exceed 3,400 square feet of wall signage and shall conform to the site plan as submitted.
3. That the additional 1,800 square feet of wall signage be removed at the time certificate of occupancy is issued.

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

Jay Anderson, 33840 N. Civic Center Drive, North Las Vegas, Nevada 89030 appeared on behalf of the applicant.

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

Vice-Chairman Anita Wood MOVED and Commissioner Nelson Stone SECONDED to DENY VN-11-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

15) AMP-65-02 (8274) CENTENNIAL VILLAGE (Public Hearing)

An application submitted by Focus Commercial Group, property owner, for an Amendment to the Master Plan of Streets and Highways, to remove approximately 1,100 feet of Sandy Lane commencing at Tropical Parkway and proceeding north to Centennial Parkway. The Assessor's Parcel Numbers are 123-30-201-002, 123-30-201-003 and 123-30-101-002.

This item was continued from the October 23rd Planning Commission meeting at the applicant's request.

RECOMMENDATION

The Development Services Department recommends that AMP-65-02 be continued to allow the applicant time to submit a Master Transportation Study including modeling to the Department of Public Works.

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, 7th 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 Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to APPROVE AMP-65-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

16) T-960 (8464) CENTENNIAL & STATZ

An application submitted by Taney Engineering on behalf of Valerie Brown, Julie Benario, Paul Benario, Steven Benario, Stacy Sefman, Lelah and Dana Sefman, and the Premier Trust of Nevada, Successor Trustee for the Joy Sefman Trust, property owners, for a tentative map review in a PUD Planned Unit Development District consisting of 49 single family dwellings. The property is generally located at the northwest corner of Statz Street and Centennial Parkway. The Assessor's Parcel Numbers are 124-24-401-011, 124-24-401,012, 124-24-401-013 and 124-24-401-014.

RECOMMENDATION:

The Development Services Department recommends that T-960 be approved subject to the following conditions:

1. Standard Conditions 5, 7, 9, 15, 26, 27, and 32; and
2. Development of the subject site shall not exceed 49 detached single-family dwelling units or a density of 4.82 dwelling units per acres; and
3. This tentative map (T-960) shall become null and void if City Council approval is not granted for AMP-64-02 and ZN-116-02; and
4. The development shall comply with all conditions of approval for ZN-116-02; and
5. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet; and
6. Approval of a traffic study is required prior to submittal of the civil improvement plans; and
7. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
8. 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; and
9. A water network analysis must be submitted with the civil improvement plans; and
10. All known geologic hazards shall be shown on the Tentative Map and the Civil Improvement plans. Subsequent identification of additional hazards may substantially alter the original Tentative Map layout; and
11. Conformance with North Las Vegas Municipal Code 16.12.030 requires the following corrections:
 - a. The names and approximate grades of all streets within the proposed subdivision need to be shown; and
 - b. The direction of flow of proposed sanitary sewers need to be shown; and
 - c. A statement regarding protective covenants and deed restrictions which the subdivider intends to enforce.
12. The following right-of-way dedications are required:
 - a. 54 feet (54') radius at Centennial Parkway and Statz Street; and
 - b. Bus turnout on Centennial Parkway near Statz Street.

13. 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; and
14. A minimum of two fire access gates shall be provided for emergency entrance into the subdivision. Maintenance of the fire access gates shall be the responsibility of the Homeowner's Association.
15. A minimum of two (2) remote means of paved access shall be provided to this site from existing streets; and
16. Fire access lanes shall be designed and installed in accordance with the Fire Code; and
17. The development shall comply with the Single Family Design Standards, including, but not limited to:
 - a. Ten (10) feet of landscaping, which may include the sidewalk, shall be provided adjacent to the corner side of all corner lots within the development; and
 - b. The sidewalk along Centennial Parkway shall be curvilinear and separated from the back of the street curb by a minimum of five feet, except in bus turn out areas.
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. 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; and
20. The following amenities are to be included as a minimum:
 - Circuitous lighted paths;
 - A minimum of 20 trees per acre;
 - At least two (2) differing age appropriate play structures for children with 'rubber resilient tot turf' fall protection and accompanying shade ramada;
 - At least one large open space area for group / organized play;
 - One large group shade area / gazebo (30' diameter); and
21. That a minimum one bench be provided every 150 feet adjacent to the meandering sidewalk adjacent to Centennial Parkway; and
22. 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.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7th 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 Nelson Stone SECONDED to APPROVE T-960 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.

17) FDP-09-02 (8296) CENTENNIAL/PECOS

An application submitted by KB Home Nevada, Inc., property owner, for a Final Development Plan review in a PUD Planned Unit Development District consisting of 611 single family dwellings . The property is generally located at the northwest corner of Tropical Parkway and Pecos Road. The Assessor's Parcel Number is 124-25-601-006.

RECOMMENDATION:

The Development Services Department recommends that FDP-09-02 be continued indefinitely to allow the applicant time to meet with the Parks and Recreation Department and address their concerns.

If the Commission feels that approval is warranted the following conditions are recommended:

1. Applicant shall abide by the conditions of approval of T-924 and ZN-48-01.
2. Applicant must abide by all conditions of the approved traffic study.
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. The drainage easement along the eastern property line (east of lots 17, 18, 39, 40 and 52) is unacceptable. Per the conditions of approval of T-924, the final approval of the extent and configuration of the easement is subject to an approved drainage study.
6. The side lot drainage and utility easements shall conform to North Las Vegas Municipal Code 17.24.210.D.4.a.
7. Remove aggregate base thickness from the typical street sections.
8. Size and type of picnic shelters must be indicated and approved by Parks and Recreation Department.
9. Type of lighting and light levels must be indicated and approved by Parks and Recreation Department.
10. Type of surface of path way must be indicated by the developer and approved by Parks and Recreation Department.
11. Details of the playgrounds must be provided by the developer, including equipment to be supplied, manufacturer, and number of pieces, and approved by Parks and Recreation Department.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/26/02 Planning Commission meeting.

Commissioner Joy Diaz MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE FDP-09-02 to the 11/26/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/26/02.

OLD BUSINESS

18) AMP-58-02 (8107) WESTWIND (Public Hearing)

An application submitted by Signature Homes on behalf of Plaster Development Co., Inc., property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of VLDR Very Low Density Residential to MDR Medium Density Residential. The property is generally located at the northwest corner of Valley Drive and Grand Teton Drive. The Assessor's Parcel Numbers are 124-07-301-011, 124-07-301-012, 124-07-301-002, 124-07-301-003, 124-07-401-005, 124-07-401-006 and 124-07-401-007.

This item was continued from the October 9th Planning Commission meeting.

RECOMMENDATION:

The Development Services Department recommends that AMP-58-02 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 Mary Aldava, Planner, on behalf of staff who indicated staff is recommending denial of this item.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7th 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 Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to APPROVE AMP-58-02 to **LOW DENSITY** from Very Low Density.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #19 AMP-59-02 and #20 VAC-26-02 are related.

19) AMP-59-02 (8108) WESTWIND (Public Hearing)

An application submitted by Signature Homes on behalf of Plaster Development Co., Inc., property owner, for an Amendment to the Master Plan of Streets and Highways to realign San Mateo Street commencing at Racel Street and proceeding north approximately 800 feet, to realign Racel Street commencing approximately 250 feet west of Valley Drive and proceeding west approximately 1,400 feet; to increase Racel Street from 60 feet to 68 feet in width between Decatur Boulevard and Valley Drive; to reduce Decatur Boulevard from 120 feet to 110 feet in width between Grand Teton Drive and Horse Drive; to reduce Grand Teton Drive from 100 feet to 96 feet in width between Decatur Boulevard and Valley Drive; to reduce Valley Drive from 80 feet to 68 feet in width between Grand Teton Drive and Horse Drive; and to delete San Mateo Street between Grand Teton Drive and Racel Street. The Assessor's Parcel Numbers are 124-07-301-011, 124-07-301-012, 124-07-301-002, 124-07-301-003, 124-07-401-005, 124-07-401-006 and 124-07-401-007.

This item was continued from the October 9th Planning Commission meeting.

(From the 10/9/02 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that AMP-59-02 be denied due to opposition by the Fire Department and the Department of Public Works.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/26/02 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 AMP-59-02 to the 11/26/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/26/02.

Items #19 AMP-59-02 and #20 VAC-26-02 are related.

20) VAC-26-02 (8106) WESTWIND (Public Hearing)

An application submitted by Signature Homes on behalf of Plaster Development Co., property owner, for a vacation of San Mateo Street right-of-way commencing at Racel Street and proceeding north approximately 667 feet and to vacate Racel Street right-of-way commencing at San Mateo Street and proceeding east approximately 735 feet. The Assessor's Parcel Numbers are 124-07-401-005, 006 and 124-07-301-002 and 003, and 124-07-301-011 and 012 .

This item was continued from the October 9th Planning Commission meeting.

(From the 10/9/02 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that VAC-26-02 be denied because of concerns by the Departments of Fire and Public Works, and because the applicant has not adequately demonstrated that the vacation request is warranted.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/26/02 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 Joy Diaz MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE VAC-26-02 to the 11/26/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/26/02.

Items #21 AMP-60-02, #22 VAC-27-02, #23 AMP-61-02 and #24 ZN-114-02 are related.

21) AMP-60-02 (8097) SHADOW CROSSINGS (Public Hearing)

An application submitted by Real Homes - Centex Homes on behalf of Runvee Hobart LTD NV & Telischak & Co., property owners, for an Amendment to the Master Plan of Streets and Highways to delete approximately 2,638 feet of Ann Road commencing at Pecos Road and proceeding east to Walnut Road, to delete approximately 1,356 feet of Walnut Road commencing at Ann Road and proceeding north to Tropical Parkway and to delete approximately 2,666 feet of El Campo Grande Avenue commencing at Pecos Road and proceeding east to Walnut Road. The Assessor's Parcel Numbers are 123-31-101-001 and 123-30-301-001.

This item was continued from the October 9th Planning Commission meeting at the applicant's request.

(From the 10/9/02 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that AMP-61-02 be continued indefinitely to allow the applicant time to submit a development plan that provides adequate emergency access throughout the site and a transportation study that supports the removal of Ann Road and El Campo Grande.

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

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 AMP-60-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

Items #21 AMP-60-02, #22 VAC-27-02, #23 AMP-61-02 and #24 ZN-114-02 are related.

22) VAC-27-02 (8091) SHADOW CROSSINGS (Public Hearing)

NV & Telischak & Co., property owners, to vacate a portion of the Ann Road right-of-way alignment commencing at Pecos Road and proceeding east approximately 4,200 feet to Donovan Way. The Assessor's Parcel Numbers are 123-31-101-001 and 123-30-301-001.

This item was continued from the October 9th Planning Commission meeting at the applicant's request.

(From the 10/9/02 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that VAC-27-02 be denied.

However, if the Commission chooses to recommend approval, the following conditions are recommended to be forwarded to City Council for final consideration:

1. A permanent easement shall be reserved to Sprint Telephone; over, across, above and under the described parcels of land.
2. Approval of a traffic study which supports the vacation is required prior to submittal of the civil improvement plans.
3. The vacation shall record concurrently with the dedication of Tropical Parkway, Lamb Boulevard, Hammer Lane, Walnut Road, and the right-of-way for the regional flood control facility adjacent to the railroad.
4. The easterly 300 feet of this vacation shall be removed due to railroad right-of-way and future drainage channel and existing water lines.

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

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-27-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

Items #21 AMP-60-02, #22 VAC-27-02, #23 AMP-61-02 and #24 ZN-114-02 are related.

23) AMP-61-02 (8089) SHADOW CROSSINGS (Public Hearing)

An application submitted by Real Homes - Centex Homes on behalf of Runvee Hobart LTD NV & Telischak & Co., property owners, for an Amendment to the Comprehensive Plan, land use element, to change the current designations of Industrial and Light Industrial to MDR Medium Density Residential. The property is generally located at the southwest corner of Lamb Boulevard and Tropical Parkway. The Assessor's Parcel Numbers are 123-31-101-001 and 123-30-301-001.

This item was continued from the October 9th Planning Commission meeting at the applicant's request.

(From the 10/9/02 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that AMP-61-02 be denied because the proposed amendment does not meet the criteria listed in the Comprehensive Plan; the City currently has an abundance of acreage classified as Medium Density Residential; and 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 indefinitely.

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 AMP-61-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

Items #21 AMP-60-02, #22 VAC-27-02, #23 AMP-61-02 and #24 ZN-114-02 are related.

24) ZN-114-02 (8099) SHADOW CROSSINGS (Public Hearing)

An application submitted by Real Homes - Centex Homes on behalf of Runvee Hobart LTD NV & Telischak & Co., property owners, for reclassification of property from a M-2 General Industrial District to a PUD Planned Unit Development District consisting of 2,749 dwelling units. The property is generally located at the southeast corner of Pecos Road and Tropical Parkway. The Assessor's Parcel Numbers are 123-31-101-001 and 123-30-301-001.

This item was continued from the October 23rd Planning Commission meeting at the applicant's request.

(From the 10/23/02 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that ZN-114-02 be denied because a preliminary development plan that complies with all PUD requirements has not been submitted; and sufficient access to the site is not currently developed.

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

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 ZN-114-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

25) ZN-23-89 (8268) CHEYENNE MARKET PLACE (Public Hearing)

An application submitted by Cheyenne Market Place, LLC, Chet & Karla H. Cox Family Trust and James, Driggs & Walch, property owners, for a review of the conditions of approval to allow some warehousing and to amend the site plan for a PUD Planned Unit Development District consisting of neighborhood

commercial. The property is located approximately 300 east of Martin L. King Boulevard and north of Cheyenne Avenue. The Assessor's Parcel Number is 139-09-801-002 and 139-09-801-003.

This item was continued from the October 23rd Planning Commission meeting.

(From the 10/23/02 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that ZN-23-89 receive a favorable recommendation subject to the following conditions:

1. That all applicable conditions of the previously approved PUD (ZN-23-89, Ordinance 1552) shall apply with the exception of condition number 38, which shall be stricken and replaced with #38 listed below, and the addition of conditions #44, #45 and #46:
 - #38. That the commercial uses in this Planned Unit Development shall only be those allowed in the C-1 Neighborhood Commercial District as principally permitted uses, or as special uses subject to Title 17 § 24.020, with the exception of the following:
 1. That Goodwill Industries of Southern Nevada be permitted to conduct retail sales, offices, training and warehousing. The warehousing operation shall not exceed 50,000 square feet.
 - #44. That all parking of trucks and/or trailers take place within designated truck parking stalls located adjacent to the north side of the building's loading docks; and
 - #45. That all activities associated with the commercial center take place within the buildings; and
 - #46. That the development of the commercial center located at the northeast corner of Martin Luther King Boulevard and Cheyenne Avenue be in conformance with the Commercial Development Standards and Design Guidelines, unless specifically mentioned herein. Where there is a conflict with the conditions stated herein, the more restrictive shall apply.

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

Michael Majewski, of Economic Development, stated his recommendation is also for denial of this item.

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

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

- ▶ Bob Borgersen, 4751 Possum Berry, North Las Vegas, Nevada 89031

Mr. Borgersen stated he supports this item as he feels this would be good for the community.

Chairman Leavitt closed the Public Hearing.

Vice-Chairman Anita Wood MOVED and Commissioner Jay Aston SECONDED to APPROVE ZN-23-89 per staff's recommendations subject to the following changes:

Condition #47 Added to Read: "That no trailer storage be allowed on site."

Condition #48 Added to Read: "That truck arrivals and departures be restricted to the hours of 9:00 AM to 5:00 PM."

Condition #49 Added to Read: "That the loading docks shall be screened from the adjacent residential development. Such screening to be subject to Planning Commission review and approval during the Final Development Plan."

Condition #50 Added to Read: "That 36" box trees placed 15 feet on center and that the landscaping plan to be reviewed by staff."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Commissioner Jo Cato abstained from voting on this item due to her being an employee of Sprint.

26) UN-77-02 (7928) SPRINT PCS (Public Hearing)

An application submitted by Sprint PCS, on behalf of the Church of Seventh-Day Adventists, property owner, for a use permit in an R-E Ranch Estates District to allow a telecommunications tower (80' antenna and related facilities). The property is located at 101 E. Washburn Road. The Assessor's Parcel Number is 124-34-701-044.

This item was continued from the October 23rd Planning Commission meeting.

(From the 10/23/02 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that UN-77-02 be approved subject to the following conditions:

1. That Standard Conditions 8, 10, 11, 12, 23 and 27 apply; and
2. That the block wall be set back a minimum 20.00 feet from the eastern and southern property lines. The setback areas shall be provided with landscaping and irrigation, subject to Planning staff review and approval; and
3. That landscape and irrigation plans be submitted in conjunction with the building permit application for review and approval. All landscaping and irrigation materials shall be installed prior to a final inspection; and
4. That, in addition to other required landscaping materials, a minimum one 24-inch box tree shall be planted every 20 feet on center along the southern and eastern property lines; and
5. That the exterior of the six-foot block wall be decorative. Smooth-face CMU blocks shall be prohibited. The gates shall be solid metal and painted to match the wall; and
6. That the pole and antenna be a stealth design. Any subsequent additional antennae shall also be stealth design; and
7. That the pole be painted tan or beige; and
8. That the tower not exceed 80.00 feet in height; and
9. That the tower be located nearest to the northwest corner of the lease area as can be reasonably expected, subject to staff review and approval; and

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

Don Cape, of Spectrum Engineering, 7351 W. Charleston Boulevard, Suite 120, Las Vegas, Nevada 89117 appeared on behalf of the applicant.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to APPROVE UN-77-02 per staff's recommendations subject to the following change:

Condition #1 Changed to Read: "Standard Condition #23 Deleted."

Condition #6 Changed to Read: “That the pole and antenna be a **flat array flush-mounted slimline design.**”

Condition #10 Added to Read: “**That an access road must be provided constructed of materials to ensure long term compliance with dust control regulations up to and including asphalt pavement or as otherwise approved by the City of North Las Vegas’ Environmental Engineer.**”

The motion carried by MAJORITY vote with Vice-Chairman Anita Wood voting against the motion.

The item was APPROVED.

There was a break in the proceedings at 11:00 PM
The meeting reconvened at 11:12 PM

Item #30 T-956 was heard next following Item #26 UN-77-02.

Item #27 UN-85-02 was heard following Item #1 AMP-67-02.

27) UN-85-02 (7982) JOHN TARTAN ELEMENTARY SCHOOL (Public Hearing)

An application submitted by the Clark County School District, property owner, for a use permit in an M-1 Light Industrial District (proposed property reclassification to PSP Public/Semi-Public) to allow an elementary school. The property is generally located at the northeast corner of Statz Street and Tropical Parkway. The Assessor's Parcel Number is 124-25-601-007.

This application was continued from the Planning Commission meeting of October 9, 2002, to allow the applicant time to submit revised site plans reflecting the changes needed to comply with the concerns of the Public Works Department. Specifically, the location of Nevada Power transmission poles needed to be shown on the site plan.

On November 5, 2002, the applicant submitted revised site plans showing the location of the power poles and a new driveway location.

The Public Works Department still has some concerns with regard to the location of the Nevada Power transmission poles as shown on the revised site plan. The revised site plans also show one of the driveways on Tropical Parkway has been moved, providing a 200-foot separation, centerline to centerline, from the parent drop-off lane. The Public Works Department is also not requiring the applicant to construct the flared intersections but the dedication of the rights-of-way for the flared intersections at Statz Street and Tropical Parkway must be provided.

During the October 9, 2002 Planning Commission meeting, the Commission discussed the need for enhanced landscaping at this location. Title 17 requires, at minimum, that 60% ground coverage be provided and all trees be 24-inch box in size. The Development Services Department is recommending 80% ground coverage and 36-in box trees be provided as an enhancement to the required landscaping.

Therefore, the Development Services Department recommends that UN-85-02 be approved with the following conditions:

1. Standard conditions: 4, 8, 10, 11, 12, 15, and 27.
2. Approval of a traffic study 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.
4. Due to the location of the existing Nevada Power transmission poles, the Tropical Parkway alignment must be offset ten (10.0') south of the half-section line. As such, the applicant will be responsible for the construction of forty feet (40') of half-street improvements north of the half-section line. Typically, the developer must post a cash deposit, or other surety deemed acceptable by the City, for the future cost of an additional ten feet (10') of roadway improvements immediately south of the half-section line, with an agreement that stipulates that the applicant will be responsible to complete construction of said improvements in a manner satisfactory to the City within 120 days after the remaining sixty feet (60') of right-of-way south of the half-section line is obtained and the improvements are requested by the Director of Public Works. Although the Clark County School District does not have to post a bond, they will be required to complete construction of said improvements.
5. Applicant shall apply for a vacation of the excess 10 feet (10') of Tropical Parkway right of way prior to submittal of the civil improvement plans; the vacation shall record prior to approval of the plans. However, if the vacation is not approved, the applicant shall landscape the excess right-of-way in a manner satisfactory to the City's Development Services Director or his designee. Additionally, the applicant will be required to execute an encroachment permit for the landscaping in the public right-of-way.
6. The site plan shall be revised as needed to resolve conflicts with the Nevada Power transmission poles.

7. The landscape area along Tropical Parkway shall be increased as needed to accommodate the Nevada Power transmission line easement.
8. Additional right-of-way dedication is required for the flared intersection at Statz Street and Tropical Parkway. However, construction of the flared intersection will not be the responsibility of the applicant.
9. Right-of-way dedication for a bus turn-out is required on Statz Street north of Tropical Parkway. (Note: This requirement may be waived with the written permission of the Regional Transportation Commission).
10. As stipulated by the North Las Vegas Municipal Code 17.24.160(K), an access road and a secondary means of access to the site are required. The access roads must conform to the *Uniform Standard Drawings for Public Work's Construction Off-Site Improvements* Drawing Number 209A.
11. The following right-of-way dedication are required:
 - a. Right-of-way dedication for the intersection at Statz Street and Tropical Parkway
 - b. Bus turn out on Statz Street near Tropical Parkway
12. Enhanced landscaping must be provided, including, but not limited to:
 - a. 80% ground cover in all landscaping areas; and
 - b. 36-in. box trees shall be provided.
13. A pedestrian walking plan must be submitted and approved by the City of North Las Vegas Police Department prior to issuance of a building permit; and
14. The application for the property reclassification, ZN-112-02, must be approved. If the property reclassification is denied, this use permit shall be declared null and void.

The following is provided for information only:

1. Driveways on Tropical Parkway may be limited to right in/right out access.
2. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Statz Street and Tropical Parkway.
3. Prior to approval of the civil improvement plans for the project, a roadway easement for the commercial driveways must be executed by the property owner.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item with the deletion of Condition #9.

Matt LaCroix, 4212 Eucalyptus Annex, Las Vegas, Nevada 89121 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.

Vice-Chairman Anita Wood MOVED and Commissioner Jo Cato SECONDED to APPROVE

UN-85-02 per staff's recommendations subject to the following change:

Condition #9 Deleted.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #2 ZN-08-97 was heard next.

Item #28 UN-31-01 was heard following Item #30 T-956.

Item #28 UN-31-01 and #29 SPR-09-01 are related.

28) UN-31-01 (7920) LAND LUCKY (Public Hearing)

An application submitted by PBS & J on behalf of Lucky Land, LLC, property owner, for an extension of time for a use permit in an M-2 General Industrial District to allow the outdoor manufacture of precast concrete structures. The property is located at 5390 Donovan Way. The Assessor's Parcel Numbers are 123-31-701-001 and 123-31-602-002.

This application was continued from the September 25, 2002, Planning Commission meeting at the request of the applicant. According to the applicant, this additional time would be used to start construction of the required improvements.

At this time, the applicant has submitted an application for a building permit to construct an office on the subject site. However, the building permit did not include a landscaping plan or elevations for the required block wall.

(From the 9/25/02 Planning Commission meeting):

Recommendation:

The Development Services Department recommends that the extension of time request for UN-31-01 be denied as the applicant has not demonstrated compliance with the conditions of approval within the original time frame granted.

If however, the Planning Commission were to determine that an extension of time is appropriate, then staff recommends the following conditions:

1. That all previously approved conditions shall apply. If there is a conflict with the original or new conditions, the most restrictive shall apply.
2. That all landscaping next to Donovan Way and I-15 shall be installed by December 1, 2002.
3. That all screen walls (next to rights-of-way and interior property lines) be installed by December 1, 2002.
4. A business license shall be obtained by December 15, 2002.
5. The use permit shall expire on September 25, 2003.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending denial of this item. He stated this item was originally presented at the September 25, 2002 Planning Commission meeting, but was continued at the request of the applicant to allow him time to start construction of the required improvements. He stated when this item was originally approved the applicant was given 60-day to complete to wall and landscaping requirements along Donovan Way as well as one year to complete the wall landscaping requirements along I-15, as well as the requirement to obtain a business license. Mr. Jordan stated that upon review of this item the applicant has not fulfilled any of the conditions of approval and a business license has not been issued, as well as since this item was continued from the September 25, 2002 Planning Commission meeting a building permit for required-on-sight improvements such as landscaping and a block wall has not been submitted. Based upon the non-compliance status of this site staff is recommending denial of the extension of time.

Bill Curran, of Curran & Parry, 300 S. 4th Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant.

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 DENY UN-31-01 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Jo Cato voting against the motion.

The item was DENIED.

Item #28 UN-31-01 and #29 SPR-09-01 are related.

29) SPR-09-01 (7919) LAND LUCKY

An application submitted by PBS & J on behalf of Land Lucky, LLC, property owner, for an extension of time for a previously approved site plan review in a M-2 General Industrial District. The property is located at 5390 Donovan Way. The Assessor's Parcel Numbers are 123-31-701-001 and 123-31-602-002.

This application was continued from the September 25, 2002, Planning Commission meeting at the request of the applicant. According to the applicant, this additional time would be used to start construction of the required improvements.

At this time, the applicant has submitted an application for a building permit to construct an office on the subject site. However, the building permit did not include a landscaping plan or elevations for the required block wall.

(From the 9/25/02 Planning Commission meeting):

Recommendation:

The Development Services Department recommends that the extension of time request for SPR-09-01 be denied as the applicant has not demonstrated compliance with the conditions of approval within the original time frame granted.

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

Bill Curran, of Curran & Parry, 300 S. 4th Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to DENY SPR-09-01 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Jo Cato voting against the motion.

The item was DENIED.

30) T-956 (7967) PECOS/AZURE

An application submitted by American Premiere on behalf of EXBER, Inc., property owner, for a tentative map review in an M -2 General Industrial District (proposed PUD Planned Unit Development District). The property is generally located at the northeast corner of Pecos Road and Tropical Parkway. The Assessor's Parcel Numbers are 123-30-201-001 and 123-30-201-002.

This item was continued from the October 23th Planning Commission Meeting in order for the City Council to take final action on the pending PUD (ZN-46-02) application on November 6th. The City Council approved ZN-46-02 with two changes. Condition #29 was changed to require to means of paved access to the site, and condition number #32 was changed to require that all lots have a minimum area of 3,500 square feet.

The applicant has submitted a revised tentative map, that shows entrance streets that meet the minimum width requirements. The Public Works Department is no longer requesting a continuance of this item, and has provided a revised memorandum with conditions of approval. The only remaining issue related to this item is the removal of Sandy Lane from the Master Plan of Streets and Highways, which must be accomplished in accordance with the approved PUD. An application has been submitted for this purpose (AMP-65-02) and is scheduled concurrently with this tentative map for Planning Commission consideration.

RECOMMENDATION

The Development Services Department recommends that T-956 be continued so that the appropriate revisions can be made and presented to the Planning Commission.

If however the applicant is not agreeable to a continuance at this time, the Development Services Department recommends that T-956 be denied because the proposal is not consistent with the underlying PUD.

If however the Planning Commission determines that approval is warranted, the Development Services Department recommends the following conditions of approval:

1. Standard Conditions: 4, 6, 11, and 15.
2. That T-956 shall be revised in order to be in conformance with the conditions of approval for ZN-46-02, including but not limited to:
 - a. If the amendment to remove the applicable portion(s) of Sandy Lane from the Master Plan of Streets and Highways (AMP-65-02) is denied, the tentative map must be revised to include the roadway.
 - b. 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.
 - c. All lots shall have a minimum area of 4,500 square feet.
 - d. Approval of a drainage study is required prior to submittal of the civil improvement plans.
 - e. 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.
 - f. The North Las Vegas Traffic Engineer may require minor revisions to the interior streets prior to approval of the civil improvement plans for the project.
 - g. A water network analysis must be submitted with the civil improvement plans.

- h. All known geologic hazards shall be shown on the Tentative Map and the Civil Improvement Plans. Subsequent identification of additional hazards may substantially alter the original Tentative Map layout.
 - i. Right of way dedication for a bus turn out is required on Pecos Road north of Tropical Parkway.
 - j. Additional right of way dedication required for the flared intersection at Pecos Road and Tropical Parkway per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.
3. That approval of T-956 is contingent upon the approval of the requisite zoning by City Ordinance. In the event that there is a discrepancy between the zoning approval and the tentative map, the tentative map shall be revised accordingly subject to Planning Commission review and approval.
 4. Due to the location of the existing Nevada Power transmission poles, the Tropical Parkway alignment must be offset ten (10.0') south of the half-section line. As such, the applicant will be responsible for the construction of forty feet (40') of half-street improvements north of the half-section line. Prior to recordation of the final map, the applicant must post a cash deposit, or other surety deemed acceptable by the City, for the future cost of an additional ten feet (10') of roadway improvements immediately south of the half-section line, with an agreement that stipulates that the applicant will be responsible to complete construction of said improvements in a manner satisfactory to the City within 120 days after the remaining sixty feet (60') of right-of-way south of the half-section line is obtained and the improvements are requested by the Director of Public Works.
 5. Approval of a traffic study is required prior to submittal of the civil improvement plans.
 6. The approximate dimension of each lot is required per North Las Vegas Municipal Code 16.12.030.
 7. Street suffixes in accordance with the North Las Vegas Street Naming and Address Assignment Standard shall be added to the tentative map.
 8. Applicant shall verify the width of the dedicated right of way on Azure Avenue. The Clark County Assessor map 123-30-2, dated 12/19/00, notes the right of way width as forty feet (40.00'). If the map is correct, Applicant shall apply for a vacation of the excess right of way.
 9. The 20' Sewer and Storm Drain easement shall be landscaped and maintained in conformance with North Las Vegas Municipal Code 17.24.210.D.4.
 10. A minimum two means of paved access from existing streets to this site are required.
 11. That the entire 60-foot-wide open space trail on the east side of the site be developed as part of this tentative map in accordance with the requirements of the PUD (ZN-46-02)
 12. Terraza Dios Avenue must be revised as a cul-de-sac on the site. The City will not accept a dedication that places an undue burden on the adjacent property owner.
 13. The landscape area along Tropical Parkway shall be increased as needed to accommodate the Nevada Power transmission line easement.

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, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

Commissioner Nelson Stone MOVED and Commissioner Joy Diaz SECONDED to APPROVE T-956 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #28 UN-31-01 was heard next.

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: 12:00 AM

A motion to ADJOURN the November 13, 2002 meeting of the Planning Commission of the City of North Las Vegas was made by Chairman Dean Leavitt. Vice-Chairman Anita Wood SECONDED the motion.

Dean Leavitt, Chairman

ATTEST:

Ted Karant, Recording Secretary