

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 available on the internet at:
www.cityofnorthlasvegas.com

June 11, 2003

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:

Donna Kristaponis, Development Services Director
Steve Baxter, Planning Manager
Marc Jordan, Principal Planner
Bob Hoyes, 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

Chairman Dean Leavitt

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 May 14, 2003.

Commissioner Joy Diaz MOVED and Commissioner Jay Aston SECONDED to APPROVE the minutes of the May 14, 2003 Planning Commission Meeting.

The motion carried by MAJORITY vote with Commissioner Jo Cato abstaining from voting on this item due to her absence at the 5/14/03 Planning Commission meeting.

CONSENT AGENDA

A) PW-93-03 (11117) GLENEAGLES, UNIT 1

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Developers Insurance Company to release the Subdivision Bond in the amount of \$874,223.70.

B) PW-94-03 (11118) AEROQUIP COMMERCIAL

Accept the Commercial Developments Off-Site Improvements Agreement by Maris USA, Inc. and accept the Off-Site Improvements Bond in the amount of \$20,878.06.

C) PW-95-03 (11119) NORTH MEADOWS WEST, UNIT 3

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by North Meadows, LLC and accept the Performance Bond in the amount of \$567,832.43.

D) PW-96-03 (11120) CHEYENNE/VALLEY, UNIT 1

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Gulf Insurance Company to release the Subdivision Bond in the amount of \$244,031.43.

E) PW-97-03 (11121) TESORO, UNIT 1

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Tesoro, LLC and accept the Subdivision Bond in the amount of \$514,185.76.

F) PW-98-03 (11122) CENTENNIAL BRUCE EAST 40 ACRES OFF-SITE SEWER

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify American Motorists Insurance Company to release the Subdivision Bond in the amount of \$136,345.00.

G) PW-99-03 (11133) DESERT MESA

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by The Housing Authority of the City of North Las Vegas and accept the Subdivision Bond in the amount of \$1,232,928.68.

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE Consent Agenda Item G to the 6/25/03 Planning Commission meeting.

The motion carried by MAJORITY vote with Commissioner Jay Aston abstaining from voting on the Consent Agenda due to a business interest.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to APPROVE Consent Agenda Items A through F.

The motion carried by MAJORITY vote with Commissioner Jay Aston abstaining from voting on the Consent Agenda due to a business interest.

NEW BUSINESS

1) ZOA-04-03 (10886) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance) Sections 17.12.020 and 17.24.100 of the North Las Vegas Municipal Code to provide landscaping requirements related to various drought conditions, and providing for other matters properly related thereto.

RECOMMENDATION:

Due to lower than normal snow-pack conditions in the Rocky Mountains, the water levels of Lake Mead and Lake Powell are at their lowest levels in 30 years. Without the implementation of drought planning, water shortages will have a severe impact on southern Nevada. This City and the other jurisdictions in the Valley have recently adopted the Southern Nevada Water Authority (SNWA) Drought Plan. The Plan will be implemented in several ways. The staff of the SNWA has been working with the staffs of the Valley's jurisdictions to develop an ordinance to require greater water conservation. Since the greatest percentage of water is lost from the lawn sprinklers of individual home owners, the primary goal of this ordinance is to reduce the amount of water used on lawns during periods of drought. All of the jurisdictions will be adopting ordinances similar to our draft.

The primary requirements during a drought alert are as follows:

- New turf is prohibited in front yards.
- The use of turf in back yards is limited to 50% of the yard area.
- The planting of cool-season grasses is prohibited from May through August; but warm-season grasses may be planted all year.

The Development Services Department recommends **approval** of the proposed ordinance.

Prior to the Planning Commission meeting, staff requested the item be continued to the 6/25/03 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 ZOA-04-03 to the 6/25/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/25/03.

Item #2 AMP-26-03 and #3 ZN-38-03 are related.

2) AMP-26-03 (10710) ANN ROAD RETAIL CENTER (Public Hearing)

An application submitted by Vegas/Clark Development LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Neighborhood Commercial. The property is generally located at the southeast corner of Ann Road and Ferrell Street. The Assessor's Parcel Number is 124-32-102-005.

RECOMMENDATIONS:

The Development Services Department recommends that AMP-26-03 receive a **favorable** recommendation from the Planning Commission and be forwarded to the City Council for final consideration.

The application was presented by Bob Hoyes, 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 and 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 Joy Diaz SECONDED to APPROVE AMP-26-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #2 AMP-26-03 and #3 ZN-38-03 are related.

3) ZN-38-03 (10711) ANN ROAD RETAIL CENTER (Public Hearing)

An application submitted by Vegas/Clark Development LLC, property owner, for reclassification of property from an R-E Ranch Estates District to a C-1 Neighborhood Commercial District. The property is generally located at the southeast corner of Ann Road and Ferrell Street. The Assessor's Parcel Number is 124-32-102-005.

RECOMMENDATIONS:

The Development Services Department recommends, if AMP-26-03 is acted upon **favorably**, that ZN-38-03 receive a favorable recommendation from the Planning Commission and be forwarded to the City Council for final consideration.

The application was presented by Bob Hoyes, 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 and 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 Joy Diaz SECONDED to APPROVE ZN-38-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #4 AMP-27-03, #5 ZN-41-03 and #6 VAC-11-03 are related.

4) AMP-27-03 (10804) WASHBURN CREEK (Public Hearing)

An application submitted by Tru-West Development, Inc., on behalf of Washburn 5 LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to M-LDR Medium Low Density Residential. The property is generally located at the southeast corner of Washburn Road and North Fifth Street. The Assessor's Parcel Numbers are 124-35-301-001, 124-35-301-002, 124-35-301-003, and 124-35-301-004.

RECOMMENDATION:

The Development Services Department recommends that AMP-27-03 be **approved** as the proposed plan amendment meets the standards established in the Comprehensive Plan.

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

Carl Rodgers, 9960 W. Cheyenne Avenue, Suite 210, Las Vegas, Nevada 89129 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE AMP-27-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #4 AMP-27-03, #5 ZN-41-03 and #6 VAC-11-03 are related.

5) ZN-41-03 (10806) WASHBURN CREEK (Public Hearing)

An application submitted by Tru-West Development Inc. on behalf of Washburn 5 LLC, property owner, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 99 single-family dwellings. The property is generally located at the southeast corner of Washburn Road and North Fifth Street. The Assessor's Parcel Numbers are 124-35-301-001, 124-35-301-002, 124-35-301-003, and 124-35-301-004.

RECOMMENDATION:

The Development Services Department recommends that ZN-41-03 be **continued** to allow the applicant time to address the issues outlined in the analysis section.

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

1. Unless expressly authorized through a variance, waiver or another approved method, the development shall comply with all applicable codes and ordinances.
2. That approval of a traffic study is required prior to submittal of the civil improvement plans.
3. That approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Additional dedication for a flared intersection at North Fifth Street and Washburn Road.
5. 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 of the final map.
6. Fire access lanes must be designed and installed in accordance with Fire Code requirements.
7. That a final development plan for this portion of the development be reviewed and approved by the Planning Commission prior to recording any final map.
8. That all landscape areas and open spaces shall be labeled as "COMMON ELEMENTS TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION"
9. That the developer meet jointly with the Departments of Parks and Recreation and Development Services to discuss amenities and usability of the proposed open space areas prior to submitting a final development plan. The amenities to be included in the open space which shall contain, at a minimum, the following items:
 - a. Circuitous lighted paths; and
 - b. A minimum of 20 trees per acre; and
 - c. At least 2 differing age appropriate play structures for children with EPDM resilient fall protection and accompanying shade ramada; and
 - d. A large open space area for group/organized play; and
 - e. One large group shade area/gazebo (30' diameter), lighted; and
 - f. Picnic tables and barbecue grills; and
 - g. Benches spaced along park pathways; and
 - h. All Open Space amenities are to be ADA accessible.
10. That the maximum number of dwelling units permitted within this portion of the development be 99.

11. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet.

12. That all conditions mentioned herein be satisfied prior to recording any final map.
13. That this development be in compliance with the Single Family Development Standards and Design Guidelines.
14. That the following setbacks apply:
 - 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).
15. That the perimeter walls be owned and maintained by the homeowners' association.
16. That corner side yard landscaping be maintained by the homeowners' association.
17. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/25/03 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 ZN-41-03 to the 6/25/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/25/03.

Item #4 AMP-27-03, #5 ZN-41-03 and #6 VAC-11-03 are related.

6) VAC-11-03 (10807) WASHBURN CREEK (Public Hearing)

An application submitted by Tru-West Development Inc. on behalf of Washburn 5 LLC, property owner, to vacate Rosada Way commencing at Donna Street and proceeding west to Hope Street and to vacate Hope Street commencing at Rosada Way and proceeding north approximately 300 feet. The Assessor's Parcel Numbers are 124-35-304-002 and 124-35-302-005.

RECOMMENDATION:

The Development Services Department recommends that VAC-11-03 be **approved** with the following conditions of approval:

1. The applicant must provide a traffic study that supports the vacation.
2. The vacation shall record concurrently with the final map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/25/03 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-11-03 to the 6/25/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/25/03.

Item #7 AMP-28-03 and #8 ZN-39-03 are related.

7) AMP-28-03 (10803) CRAIG & COMMERCE (Public Hearing)

An application submitted by Fore Property Company on behalf of Craig Commercial Plaza LP, #2, #3, #4, and #5, property owners, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Community Commercial to HDR High Density Residential. The property is located approximately 220 feet south of Craig Road and west of Commerce Street. The Assessor's Parcel Numbers are 139-03-311-002, 139-03-311-003, 139-03-311-004, 139-03-311-005, and 139-03-311-006.

RECOMMENDATION

The Development Services Department recommends that AMP-28-03 be **denied** at the request of the Fire Department and because the proposal would create an undesirable commercial strip along Craig Road, and is not consistent with all of the guidelines set forth within the Comprehensive Plan.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 7/9/03 Planning Commission meeting.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated he requests a continuance to allow him the opportunity to meet with residents in the area.

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

- ▶ Pam Nickels, 540 Terrace Point Drive, North Las Vegas, Nevada 89032

Ms. Nickels stated she agrees with a continuance as she did not receive an official notice of the meeting.

- ▶ Bradley J. Nickell, 225 Winley Chase Avenue, North Las Vegas, Nevada 89032

Mr. Nickell stated this property has a negative history where in the past the land owner at the time had many continuances and never delivered what was promised, therefore he opposes this application.

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

Mr. Schmitz stated he agrees with a continuance of this item providing the applicant notify all homeowners in the surrounding communities of this property.

- ▶ Joel Rangel, 633 Craig Creek Avenue, North Las Vegas, Nevada (no zip code stated)

Mr. Rangel stated he agrees with a continuance to allow more time for the neighbors to think about this.

- ▶ Steven Pratz, 346 Foxvale Avenue, North Las Vegas, Nevada (no zip code stated)

Mr. Pratz stated he would like to see all the surrounding communities notified of the upcoming hearing on this item.

- ▶ Deborah Lewis, 4010 Hemp Hill, North Las Vegas, Nevada (no zip code stated)

Ms. Lewis stated she is in agreement with a continuance providing that only one continuance be allowed, as well as all surrounding homeowners notified in advance.

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

Ms. Tominac stated she concurs with the other residents who spoke before her and did not receive notification about this hearing.

Chairman Dean Leavitt closed the Public Hearing.

Commissioner Jo Cato stated she is a resident in this area and she did not receive an invitation to a neighborhood meeting and would like to be included in such a meeting.

Mr. Gronauer stated there was never an intent of deception to only meet with a few residents, and the reason he would like to continue this item is to have a meeting with all concerned residents.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to CONTINUE AMP-28-03 to the 7/9/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 7/9/03.

Item #7 AMP-28-03 and #8 ZN-39-03 are related.

8) ZN-39-03 (10802) CRAIG & COMMERCE (Public Hearing)

An application submitted by Fore Property Company on behalf of Craig Commercial Plaza LP, #2, #3, #4, and #5, property owners, for reclassification of property from a C-1 Neighborhood Commercial District to an R-3 Multifamily Residential District. The property is located approximately 220 feet south of Craig Road and west of Commerce Street. The Assessor's Parcel Numbers are 139-03-311-002, 139-03-311-003, 139-03-311-004, 139-03-311-005, and 139-03-311-006.

RECOMMENDATION

The Development Services Department recommends that ZN-39-03 be **denied** because the underlying Comprehensive Plan amendment is not warranted.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 7/9/03 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 Jay Aston SECONDED to CONTINUE ZN-39-03 to the 7/9/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 7/9/03.

9) UN-40-03 (10772) AT&T WIRELESS (Public Hearing)

An application submitted by AT & T Wireless on behalf of Ferrell Ministorage LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a telecommunication tower (65' tower and related facilities) with a setback of ninety (90) feet where one hundred ninety-five (195) feet is required. The property is located at 5714 Ferrell Street. The Assessor's Parcel Number is 124-29-402-009.

RECOMMENDATION:

The Development Services Department recommends that UN-40-03 be **approved** subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances (Standard Condition #1); and
2. That this special use permit is site-specific and non-transferable. A minimum 90-foot setback shall be permitted between the residential property across Ferrell Street to the west; and
3. That the screen wall be in-line with the existing mini-storage facility walls, as identified on the submitted site plan; and
4. That all existing landscape materials remain on-site. If said materials need to be removed during the construction of the subject communications facility, then all materials shall be replaced prior to the request for a final inspection; and
5. That the exterior of the six-foot block wall be decorative and designed and to match the existing screen wall currently on-site. The wall shall be painted, if necessary, to match the other wall sections currently existing on-site. The pedestrian access gate shall be wrought-iron with a metal mesh backing, painted to match the gate currently in place at the site's northern emergency access, and not greater than 4.00 feet in width; and
6. That the pole and antenna be designed as a flag pole. Any subsequent additional antennae shall be stealth design and shall not detract from the flag pole design or function; and
7. That the display of the American flag should be in accordance with the United States Flag Code; and
8. That the pole not display, or be used to aid in the display of, any commercial product, banners, logo, business or purpose; and
9. That the tower not exceed 65.00 feet in height.

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

Robbie Mariano, 2300 E. Patrick #4, Las Vegas, Nevada 89119 appeared on behalf of the applicant and 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-40-03 per staff's recommendations subject to the following changes:

Condition #5 Changed to Read: That the exterior of the six-foot block wall be decorative and designed and to match the existing screen wall currently on-site. The wall shall be painted, if necessary, to match the other wall sections currently existing on-site. The pedestrian access gate shall be wrought-iron with a metal mesh backing, painted to match the gate currently in place at the site's northern emergency access, and not greater than **6.00** feet in width; and

Condition #10 Added to Read: "that the flag dimensions shall be submitted to staff and approval based on the dimension of the pole."

Condition #11 Added to Read: "that the flag pole shall maintain a flag at all times within the American Flag Code."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #10 VN-05-03 and #11 UN-41-03 are related.

10) VN-05-03 (10809) CAPITOL ARTS & FRAMES (Public Hearing)

An application submitted by Capitol Arts and Frames on behalf of Lake Mead Property LLC, property owner, for a variance in an R-E Ranch Estates District (ROI to M-1 Business Park Industrial District) to allow a zero (0) foot rear setback where 15 feet is required. The property is located approximately 335 feet west of Simmons Street and north of Coran Lane. The Assessor's Parcel Number is 139-20-210-006.

RECOMMENDATION:

The Development Services Department recommends that VN-05-03 be **approved** with the following conditions:

1. A minimum side yard setback of 0' shall extend from a point fifteen (15) feet from any residentially zoned property to the northern property line.
2. The applicant shall provide a minimum of 10 feet of perimeter landscaping adjacent to all residentially zoned properties.
3. The applicant shall comply with all conditions of ROI # 2037, UN-99-02, and UN-41-03; if UN-41-03 is not approved, VN-05-03 shall be null and void.

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

Dick Bonar, 8275 S. Eastern Avenue #200, Las Vegas, Nevada 89123 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

- ▶ Ralph Rohay, 3675 Pecos-McLeod Suite 800, Las Vegas, Nevada, 89121

Mr. Rohay stated he represent property owners who oppose this item as it will negatively affect their business. He also stated he does not agree with the Planning Commission taking action on this item without considering the CC&Rs.

Chairman Leavitt closed the Public Hearing.

Mr. Potter, 2975 W. Lake Mead Boulevard #102, North Las Vegas, Nevada 89032, appeared on behalf of the applicant and stated he is the person who developed the CC&Rs which Mr. Rohay referenced and stated the CC&Rs state that the front of this property would be zoned as C-1 and asked that it remains that way.

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE VN-05-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #10 VN-05-03 and #11 UN-41-03 are related.

11) UN-41-03 (10773) CAPITOL ARTS & FRAMES (Public Hearing)

An application submitted by Capitol Arts and Frames on behalf of Affordable Concepts Inc., property owner, for a use permit in a C-1 Neighborhood Commercial District to allow mini-warehousing. The property is located at 3038 West Lake Mead Boulevard. The Assessor's Parcel Number is 139-20-210-002.

RECOMMENDATION:

The Development Services Department recommends that UN-41-03 be **approved** with the following conditions:

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. 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.
4. A water network analysis must be submitted with the civil improvement plans.
5. Access between Buildings D & E shall be used only for emergency access and be marked appropriately.
6. If VN-05-03 is not approved, the proposed site plan shall be redesigned to comply with Code Requirements.
7. Unless expressly authorized through a variance, waiver or another approved method, the development shall comply with all applicable codes and ordinances.

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

Dick Bonar, 8275 S. Eastern Avenue #200, Las Vegas, Nevada 89123 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:

- ▶ Ralph Rohay, 3675 Pecos-McLeod Suite 800, Las Vegas, Nevada, 89121

Mr. Rohay stated he represent property owners who oppose this item as it will negatively affect their business. He also stated he does not agree with the Planning Commission taking action on this item without considering the CC&Rs.

Chairman Leavitt closed the Public Hearing.

Mr. Potter, 2975 W. Lake Mead Boulevard #102, North Las Vegas, Nevada 89032, appeared on behalf of the applicant and stated he is the person who developed the CC&Rs which Mr. Rohay referenced and stated the CC&Rs state that the front of this property would be zoned as C-1 and asked that it remains that way.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to APPROVE UN-41-03 per staff's recommendations subject to the following change:

Condition #5 Changed to Read: "Access between Buildings D & E shall be used only for emergency access and be marked appropriately, **or as approved by the Traffic Engineer.**"

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #21 AMP-19-03 was heard next.

This item was heard following its companion Item #21 AMP-19-03.

Item #12 ZN-36-03 and #21 AMP-19-03 are related.

12) ZN-36-03 (10569) LAUREL CANYON (Public Hearing)

An application submitted by Richmond American Homes on behalf of Pecos 90, LLC, Revere, LLC and Silver Bowl Investment LLC, etal, property owners, for reclassification of property from a M-2 General Industrial District to a PUD Planned Unit Development District consisting of 490 single-family dwellings. The property is generally located at the southwest corner of Ann Road and Donovan Way. The Assessor's Parcel Numbers are 123-31-202-001, 123-31-203-001, 123-31-203-002, 123-31-203-003, 123-31-203-004, 123-31-204-001, 123-31-204-002, 123-31-204-004, 123-31-301-002, 123-31-301-003, 123-31-301-006, 123-31-301-011, 123-31-501-001, 123-31-601-001.

RECOMMENDATION:

As the Development Services Department is opposed to AMP-19-03 and does not feel that residential development should replace potential industrial uses adjacent to the railway, the department recommends that ZN-36-03 be **denied**.

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

1. Unless expressly authorized through a variance, waiver or another approved method, the development shall comply with all applicable codes and ordinances.
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. 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. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
8. The pending amendment to the Master Plan of Streets and Highways (MPSH) that extends Washburn across the railroad and I-15 may affect this project. Civil improvement plans for the project shall conform to any master plan amendment approved prior to plan approval.
9. Right of way dedications are required as delineated on the MPSH.
10. The applicant shall apply for a vacation of Hammer Lane, Sandy Lane, Queen Street and the excess portions of Fisher Avenue. If these vacations are not approved, the applicant must revise the site plan to include existing dedicated right of way.
11. The applicant shall apply for an amendment to the MPSH to add Ann Road between Pecos Road and Lamb Boulevard.
12. The drainage facilities and associated easements along Hammer Ln and the railroad will be designed in accordance with an approved drainage study. Revisions to the site layout may be required.

13. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' North Neighborhood Flood Control Master Plan.
14. Revise the site plan to show the limits of FEMA Special Flood Hazard Area Zone A.
15. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
16. Parking on the internal streets will be limited to one side of the street. The developer will be required to install "NO PARKING" signs.
17. That all landscape areas and open spaces shall be labeled as "COMMON ELEMENTS TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION."
18. That the developer meet jointly with the Departments of Parks and Recreation and Development Services to discuss amenities and usability of the proposed open space areas prior to submitting a final development plan.
19. That the maximum number of dwelling units permitted within the development be 469.
20. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet.
21. That all conditions mentioned herein be satisfied prior to recording any final map.
22. That the following setbacks apply:
 - 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.
23. That the perimeter walls be owned and maintained by the homeowners' association.
24. That corner side yard landscaping be maintained by the homeowners' association.
25. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
26. 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.
27. 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.
28. All conditions of the approved PUD shall be placed as notes on the Final Map.
29. 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.
30. A minimum of two remote means of access from existing streets to this site shall be provided.
31. Fisher Way shall conform to the Curvilinear Street Requirement as described in 16.20.050 of the Municipal Code.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending this item be continued to the 6/25/03 Planning Commission meeting, considering its companion item #21 AMP-19-03 was continued to the 6/25/03 Planning Commission meeting.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated he is in agreement with a two-week continuance to the 6/25/03 Planning Commission meeting.

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

Zachary Shaw, 4270 S. Decatur Boulevard Suite B-11, Las Vegas, Nevada 89103

Mr. Shaw stated he represents the operating engineers, Funds Incorporated, and he opposes this item as he does not feel it would benefit the neighborhood.

Chairman Leavitt closed the Public Hearing.

Commissioner Joy Diaz MOVED to CONTINUE ZN-36-03 to the 7/9/03 Planning Commission meeting.

The motion failed for lack of a SECOND to the motion.

Vice-Chairman Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE ZN-36-03 to the 6/25/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/25/03.

**There was a break in the proceedings at 9:30 PM
The meeting reconvened at 9:56 PM**

Item #13 ZN-42-03 and #14 T-1005 are related.

13) ZN-42-03 (10817) JAYCOX (Public Hearing)

An application submitted by Centex Homes on behalf of Warren W. Jaycox Trust, property owner, for reclassification of property from an R-E Ranch Estates District to an R-1 Single Family Residential District. The property is generally located at the northwest corner of Bruce Street and El Campo Grande Avenue . The Assessor's Parcel Number is 124-26-302-002.

RECOMMENDATION:

The Development Services Department recommends that ZN-42-03 be **approved** and forwarded to the City Council with a recommendation for hard zoning to the R-1, Single-Family Residential District.

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

Bobby Lewis, of Orion Engineering, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Commissioner Nelson Stone MOVED and Commissioner Joy Diaz SECONDED to APPROVE ZN-42-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #13 ZN-42-03 and #14 T-1005 are related.

14) T-1005 (10818) JAYCOX

An application submitted by Centex Homes on behalf of the Warren W. Jaycox Trust, property owner, for a tentative map review in an R-E Ranch Estates District (proposed R-1 Single-Family Residential District) consisting of 99 single-family dwellings. The property is generally located at the northwest corner of Bruce Street and El Campo Grande Avenue. The Assessor's Parcel Number is 124-26-302-002.

RECOMMENDATION:

The Development Services Department recommends that T-1005 be **continued indefinitely** to allow the applicant time to submit a preliminary title report to the Department of Public Works.

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-1005 be **denied**.

However, if the Planning Commission determines from the evidence presented that **approval** is warranted, then the following conditions are recommended:

1. The applicant has a pending rezoning application (ZN-42-03) to the R-1, Single Family Residential District. The applicant shall obtain permanent zoning to the R-1, Single Family Residential District, otherwise, the tentative map shall be null and void.
2. That the development comply with the Single Family Design Guidelines.
3. 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).
4. That the perimeter walls be owned and maintained by the homeowners' association.
5. 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.
6. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
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. 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.
9. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
10. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' North Neighborhood Flood Control Master Plan.
11. 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.
12. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
13. 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.

Bobby Lewis, of Orion Engineering, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Commissioner Nelson Stone MOVED and Commissioner Joy Diaz SECONDED to APPROVE T-1005 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

15) T-1004 (10811) ELDORADO R1-60 NO. 13 TM #21

An application submitted by Pardee Homes of Nevada, property owner, for a tentative map review in an O-L/DA Open Land (Eldorado Development Agreement) District consisting of 150 single-family dwellings. The property is generally located at the southeast corner of Deer Springs Way and Clayton Street. The Assessor's Parcel Number is 124-21-301-004.

RECOMMENDATION:

The Development Services Department recommends that T-1004 be **approved** subject to the following conditions:

1. That the development shall comply with all applicable codes and ordinances.
2. That all lands, areas, and open spaces are to be developed and maintained per the Development Agreement between the City of North Las Vegas and Pardee Homes of Nevada (formerly Pardee Construction Company) dated December 10, 1988, or as amended.
3. Approval of a drainage study is required.
4. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required.
5. Add the limits of the Federal Emergency Management Agency's Special Flood Hazard Area Zone A to the tentative map.
6. Forty feet (40.00') of right-of-way dedication required for Deer Springs Way.

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

Jerry Slater, 2580 Anthem Village Drive, Las Vegas, Nevada (no zip code stated) appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Nelson Stone MOVED and Commissioner Jo Cato SECONDED to APPROVE T-1004 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

16) SPR-15-03 (10813) CIVIC CENTER/ALEXANDER

An application submitted by Ken Bauman on behalf of Fred Kavli, property owner, for a site plan review in a M-2 General Industrial District for a mixed-use development consisting of 4 separate buildings totaling approximately 100,000 square feet. The property is generally located at the southeast corner of Civic Center Drive and Alexander Road. The Assessor's Parcel Number is 139-12-103-003.

RECOMMENDATION:

The Development Services Department recommends that SPR-15-03 be **approved** subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances (Standard Condition #1); and
2. That approval of a traffic study is required prior to submittal of the civil improvement plans; and
3. That approval of a drainage study is required prior to submittal of the civil improvement plans; and
4. That a water network analysis must be submitted with the civil improvement plans; and
5. That the legal parcel boundary for the site includes both Assessor's Parcel Numbers (APN) 139-12-103-003 and 139-12-103-016. Therefore the applicant will be required to construct off-site improvements (east and west side) for Civic Center Drive adjacent to both APN; and
6. That a consistent level of architectural detailing must be provided on all four sides of the building; and
7. That the development of this site shall be in compliance with the requirements set forth in the Industrial Development Standards and Design Guidelines (§17.24.205 NLV Municipal Code); and
8. That a minimum one bicycle parking rack be provided for each building. The bicycle rack shall be located in the general vicinity of the primary building entrance and shall not interfere with required landscaping and / or pedestrian access routes; and
9. That an eight-foot (8.00') decorative block wall be provided to screen the bay doors / loading docks along the north side of Building A from the Civic Center Drive right-of-way. The design of the wall shall be consistent with the building elevations.

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

John Anderson, with Swisher & Hall Architects, 7373 Peak Drive, Suite 250, Las Vegas, Nevada 89128 appeared on behalf of the applicant.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to APPROVE SPR-15-03 per staff's recommendations subject to the following changes:

Condition #5 Changed to Read: "That the legal parcel boundary for the site includes both Assessor's Parcel Numbers (APN) 139-12-103-003 and 139-12-103-016. Therefore the applicant will be required to construct off-site improvements (east and west side) for Civic Center Drive adjacent to both APN; **or as approved by the Director of Public Works.**"

Condition #8 Changed to Read: "That a minimum one bicycle **area** be provided for each building. The bicycle **area** shall be located in the general vicinity **or the interior** of the primary building entrance and shall not interfere with required landscaping and / or pedestrian access routes; and

The motion carried by UNANIMOUS vote.

The item was APPROVED.

17) SPR-16-03 (10816) CRAIG CORPORATE CENTER

An application submitted by Ken Bauman on behalf of Fred Kavli, property owner, for a site plan review in a M-2 General Industrial District for a development consisting of 5 separate buildings totaling 297,875 square feet. The property is generally located south of Craig Road and approximately 1,535 feet west of Pecos Road. The Assessor's Parcel Number is 139-01-703-007.

RECOMMENDATION

The Development Services Department recommends that SPR-16-03 be **approved** subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. That a minimum 20' of landscaping must be provided from the property line along Corporate Center Drive.
3. Loading bays shall be screened from the I-15 right-of-way subject to review and approval by staff.
4. Landscaping is required on all exposed ground areas, planted in accordance with the Industrial Design Standards.
5. Approval of a traffic study is required prior to submittal of the civil improvement plans.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. A water network analysis must be submitted with the civil improvement plans.
8. Driveway spacing will be at 100' (curb face to curb face) or the applicant can establish a shared driveway with the parcel to the south.
9. Applicant shall grant a 20' Public Utility Easement between Buildings A & B for a proposed sewer main extension. Contact Mary Griego, Real Property Agent, at 633-2087 for additional information.

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

John Anderson, with Swisher & Hall Architects, 7373 Peak Drive, Suite 250, Las Vegas, Nevada 89128 appeared on behalf of the applicant.

Commissioner Nelson Stone MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE SPR-16-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

18) SPR-17-03 (10815) CLARENDA ESTATES COMMERCIAL

An application submitted by GOSPA, LLC, on behalf of Barbara Vivero, property owner, for a site plan review in a C-P Professional Office Commercial District for a waiver of the Commercial Design Guidelines to allow a reduction in the required amount of landscaping. The property is generally located at the southwest corner of Reynolds Avenue and Civic Center Drive. The Assessor's Parcel Numbers are 139-23-811-007, 139-23-811-008, 139-23-811-009, 139-23-811-010 and 139-23-811-011.

RECOMMENDATION:

The Development Services Department recommends that SPR-17-03 be **approved** with the following conditions:

1. Triangles shall be placed between every other space in the parking lot adjacent to the perimeter landscaping to the south and west and planted with 24" box trees.
2. An extraordinary amount of landscaping be placed on the south and west property lines to help buffer the development from neighboring residential homes. This landscaping shall include 24" box trees every 20 feet and shrubs that give an 80% coverage of the landscape area.
3. The proposed sidewalks located to the north and south of Buildings "A" and "C" shall be removed and replaced with landscaping.

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

Tim Alexander, of Wright Engineering, 7425 Peak Drive, Las Vegas, Nevada 89128 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Vice-Chairman Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE SPR-17-03 per staff's recommendations subject to the following changes:

Condition #2 Changed to Read: "An extraordinary amount of landscaping **including planters** be placed on the south and west property lines to help buffer the development from neighboring residential homes, **the number and type of planters to be approved by staff.** This landscaping shall include 24" box trees every 20 feet and shrubs that give an 80% coverage of the landscape area."

Condition #3 Changed to Read: "The proposed sidewalks located to the ~~north and~~ south of Buildings "A" and "C" shall be removed and replaced with landscaping."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

OLD BUSINESS

19) ZN-19-03 (9829) PT CORPORATION (Public Hearing)

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

This item was continued from the April 9, 2003 and the May 14, 2003 Planning Commission meetings at the applicant's request. No additional information has been received by the Development Services Department and, therefore, the recommendation for denial remains the same.

(from the 4/9/03 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that ZN-19-03 be **denied** as it does not conform to the Comprehensive Plan, Land Use Element, for this area.

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.

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE ZN-19-03 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

20) SPR-11-03 (9905) EL CENTRO DE LAS VEGAS

An application submitted by Belmont Plaza LLC., property owner, for a site plan review in the R-A/CR Redevelopment Area/Commercial/Retail Subdistrict for a 24-hour mixed-use town center development. The property is located at the northeast corner of Las Vegas Boulevard North and Belmont Avenue. The Assessor's Parcel Number is 139-13-702-001.

This item was continued from the April 9, 2003 and May 14, 2003 Planning Commission meetings at the request of the applicant as the applicant was working on a Development Agreement with the City.

To date, no additional information has been provided and staff is still recommending **approval** of the application with the following conditions of approval:

1. The applicant shall abide by the conditions of approval of T-954; and
2. The applicant must abide by all conditions of the approved traffic study; and
3. Erosion protection measures will be required within the adjacent Las Vegas Wash per the recommendations of the approved Technical Drainage Study. The improvements within the wash will serve to protect the on-site structures and support the developer's application(s) to the Federal Emergency Management Agency for the requisite Letter of Map Revision (LOMR) that eliminates the Special Flood Hazard Area from the subject property; and
4. Improvements to the adjacent Cartier Channel must be provided per the recommendations of the approved Technical Drainage Study; and
5. Revise the site plan to add the limits of FEMA Zone "A" to the site plan; and
6. Fire access lanes shall be designed and installed in accordance with Fire Code requirements; and
7. The development of this site shall be in compliance with the requirements of the Commercial Development Standards and Design Guidelines including, but not limited to:
 - a. Six (6) feet of foundation landscaping around the buildings; and
 - b. Six (6) foot wide landscaped islands within each parking row for every 15 parking spaces contained within the row; and
 - c. Landscape islands between the parking rows of every other double row of parking and at the ends of every row.
8. 5 foot by 5 foot (5' x 5') landscaping diamonds shall be provided as indicated on the site plan. Each diamond must contain at least one (1) 24"-box tree.
9. The parking between the back of the center and the flood channel shall be designated as employee parking and provided with extra lighting and security cameras subject to review and approval by staff; and
10. A landscaping buffer shall be provided on the east property line between the center and the flood channel.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending this item be continued as the City has not entered into an agreement with the applicant which must occur first.

Jim Lewis, Deputy City Attorney, stated the Redevelopment Staff is still working with the applicants to finalize a redevelopment agreement for this property, therefore he recommends this item be continued until such time that agreement is in place.

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE SPR-11-03 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

Item #12 ZN-36-03 and #21 AMP-19-03 are related.

21) AMP-19-03 (10157) PECOS 90 (Public Hearing)

An application submitted by Richmond American on behalf of Revere, LLC, property owner, 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 Ann Road and Donovan Way. The Assessor's Parcel Numbers are 123-31-501-001, 123-31-202-001, 123-31-203-002, 123-31-203-003, 123-31-203-004, 123-31-204-001, 123-31-204-002, 123-31-204-004, 123-31-301-003, 123-31-301-006, 123-31-301-011, 123-31-301-002 and 123-31-601-001.

This item was continued from the May 28, 2003 and 4/23/03 meetings to allow staff time to develop a standard condition to address soil conditions.

(from the 4/23/03 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that AMP-19-03 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.

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

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. The following participant came forward:

Zachary Shaw, 4270 S. Decatur Boulevard Suite B-11, Las Vegas, Nevada 89103

Mr. Shaw stated he represents the operating engineers, Funds Incorporated, and he opposes this item as he does not feel it would benefit the neighborhood.

Chairman Leavitt closed the Public Hearing.

Commissioner Joy Diaz **MOVED** and Vice-Chairman Anita Wood **SECONDED** to **CONTINUE** AMP-19-03 to the 6.25/03 Planning Commission meeting.

The motion carried by **UNANIMOUS** vote.

The item was CONTINUED to 6/25/03.

Item #12 ZN-36-03 was heard next as it is a companion item to this Item #21 AMP-19-03.

22) ZOA-06-03 (10890) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance) Section 24, subsections 200 D.7 and K.5; 205 D.6 and K.4 to better respond to site-specific geotechnical conditions that warrant relocating required planting materials to better protect foundations in expansive soils.

This item was continued from the May 28th meeting to allow staff time to develop a standard condition to address soil conditions.

(from the 5/28/03 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that ZOA-06-03 be **approved**.

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.

Commissioner Nelson Stone MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE ZOA-06-03 per staff's recommendations.

The Planning Commission approved the following new STANDARD CONDITION:

All known soil conditions shall be shown on the civil improvements plans. Soil conditions that affect landscaping and wall construction may substantially alter the site plan and require submission of a revised site plan, which must be approved by the Development Services Director or her designee prior to approval of the civil improvement plans.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #23 GED-01-03, #24 AMP-25-03, #25 ZN-37-03 and #26 UN-36-03 are related.

23) GED-01-03 (10599) NORTH COAST HOTEL & CASINO (Public Hearing)

An application submitted by Exber Inc., property owner, for a petition to establish a Gaming Enterprise District. The property is generally located at the southwest corner of Centennial Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-501-002 and 123-30-501-003.

This application was continued from the Planning Commission meeting of May 28, 2003, at the request of the applicant.

(from the 5/28/03 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that GED-01-03 be **denied** based on staff's analysis.

The application was presented by Bob Hoyes, Planner, on behalf of staff who indicated staff is recommending this item be denied. Mr. Hoyes also stated that one letter of opposition had been received in the Development Services Department by Pageantry Communities.

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

A Certified Court Reporter was present and recorded this item:

- ▶ Emily K. Niles, RPR, of Litigation Services and Technologies, 1640 W. Alta Drive Suite 4, Las Vegas, Nevada 89106 (702) 648-2595.

(A copy of the court reporter's transcript is available in the Development Services Department)

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

Commissioner Nelson Stone MOVED and Commissioner Jo Cato SECONDED to APPROVE GED-01-03 per staff's recommendations.

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

The item was APPROVED.

Item #23 GED-01-03, #24 AMP-25-03, #25 ZN-37-03 and #26 UN-36-03 are related.

24) AMP-25-03 (10601) NORTH COAST HOTEL & CASINO (Public Hearing)

An application submitted by Exber Inc., property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Regional Commercial. The property is generally located at the southwest corner of Centennial Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-501-002 and 123-30-501-003.

These applications were continued from the Planning Commission meeting of May 28, 2003, at the request of the applicant.

(from the 5/28/03 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that AMP-25-03 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.

The application was presented by Bob Hoyes, Planner, on behalf of staff who indicated staff is recommending this item be denied. Mr. Hoyes also stated that one letter of opposition had been received in the Development Services Department by Pageantry Communities.

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

A Certified Court Reporter was present and recorded this item:

- ▶ Emily K. Niles, RPR, of Litigation Services and Technologies, 1640 W. Alta Drive Suite 4, Las Vegas, Nevada 89106 (702) 648-2595.

(A copy of the court reporter's transcript is available in the Development Services Department)

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 AMP-25-03 per staff's recommendations.

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

The item was APPROVED.

Item #23 GED-01-03, #24 AMP-25-03, #25 ZN-37-03 and #26 UN-36-03 are related.

25) ZN-37-03 (10602) NORTH COAST HOTEL & CASINO (Public Hearing)

An application submitted by Exber Inc., property owner, for reclassification of property from an M-2 General Industrial District to a C-2 General Commercial District. The property is generally located at the southwest corner of Centennial Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-501-002 and 123-30-501-003.

These applications were continued from the Planning Commission meeting of May 28, 2003, at the request of the applicant.

(from the 5/28/03 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that ZN-37-03 be **denied** as the rezoning is not justified by changing conditions since the adoption of the Comprehensive Plan in June of 1999.

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

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

Vice-Chairman Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE ZN-37-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #23 GED-01-03, #24 AMP-25-03, #25 ZN-37-03 and #26 UN-36-03 are related.

26) UN-36-03 (10600) NORTH COAST HOTEL & CASINO (Public Hearing)

An application submitted by Exber Inc., property owner, for a use permit in an M-2 General Industrial District (proposed C-2 General Commercial District) to allow a hotel and casino; and to allow a building to exceed the maximum height of 60 feet (approximately 190 feet). The property is generally located at the southwest corner of Centennial Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-501-002 and 123-30-501-003.

This application was continued from the Planning Commission meeting of May 28, 2003, at the request of the applicant.

(from the 5/28/03 Planning Commission meeting):

RECOMMENDATION:

Based on the recommendations for the amendment to the Comprehensive Plan Land Use designation (AMP-25-03) and the zoning (ZN-37-03) for the subject site and the discussion above, the Development Services Department recommends that UN-36-03 be **denied**.

If, however, the Planning Commission determines from the evidence presented that a **favorable** action is warranted, then the following conditions are recommended:

1. That AMP-25-03, ZN-37-03 and GED-01-03 be approved by the City Council. If any one of the three items are not approved, this request shall be considered null and void; and
2. That approval of a traffic study is required prior to submittal of the civil improvement plans; and
3. That approval of a drainage study is required prior to submittal of the civil improvement plans; and
4. 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
5. That 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. Conformance may require modifications to the site; and
6. That a water network analysis must be submitted with the civil improvement plans; and
7. That all local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' North Neighborhood Flood Control Master Plan; and
8. That the following right of way dedications are required:
 - a. Sixty feet (60.0') for Lamb Boulevard;
 - b. Thirty feet (30.00') for Azure Avenue;
 - c. Additional right of way for the flared intersection at Centennial Parkway and Lamb Boulevard per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1;
 - d. Bus turn out on Lamb Boulevard near Centennial Parkway; and
9. That the development of this site be in compliance with the Commercial Development Standards and Design Guidelines, with the exception of the building orientation/placement, whereby the principal structure may be located as identified on the site plan; and
10. That the principal structure be designed and constructed to support wireless communications facilities; and

11. That direct outside-to-inside access to the movie theater be provided without requiring the patrons to walk through the casino area(s); and
12. That signage be permitted in accordance with the following:
 - a. That one 60-foot (maximum) sign be permitted along Centennial Parkway in the immediate vicinity of the second (i.e., main) entrance, as identified on the site plan; and
 - b. That one 60-foot (maximum) sign be permitted along Lamb Boulevard in the immediate vicinity of the northern (i.e., main) entrance, as identified on the site plan; and
 - c. That all other free-standing signage be limited to monument signs not taller than eight feet (8.00'); and
13. That the parking structures be constructed as part of the first phase of development; and
14. That all sides of the parking structures be designed and constructed with facades to match the principal structure; and
15. That a minimum thirty feet (30.00') of landscaping be provided along the western and southern property lines. The landscape areas shall include two rows of 36-inch box trees spaced not greater than 25 feet on-center. The rows shall be staggered with centers equally offset. The trees shall be of an evergreen variety/species that provides for maximum screening. The required trees shall be in addition to other required landscape materials; and
16. That the maximum height of the principal structure be 190 feet; and
17. That UN-36-03 shall expire on May 28, 2005.

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

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

Vice-Chairman Anita Wood asked the applicant to continue this application to allow the applicant to work with staff regarding the amenities for this item.

Mr. Curran stated he is in agreement with the continuance of this item to the 6/25/03 Planning Commission meeting.

Vice-Chairman Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE UN-36-03 to the 6/25/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/25/03.

**There was a break in the proceedings at 11:50 PM
The meeting reconvened at 11:56 PM**

Item #27 AMP-14-03, #28 ZN-22-03, #29 AMP-15-03 and #30 ZN-23-03 are related.

27) AMP-14-03 (9919) WATERFALL RANCH (Public Hearing)

An application submitted by G. C. Wallace on behalf of Waterfall LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of VLDR Very Low Density Residential to LDR Low Density Residential. The property is generally located at the northeast corner of Valley Drive and Grand Teton Drive. The Assessor's Parcel Numbers are 124-07-801-001 and 124-07-701-001.

These applications were continued from the Planning Commission meeting of May 28, 2003, at the request of the applicant.

(from the 5/28/03 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that AMP-14-03 be **approved** and forwarded to the City Council with a recommendation for approval.

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

Bill Curran, of Curran & Parry, 300 S. 4th Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant and 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 Vice-Chairman Anita Wood SECONDED to APPROVE AMP-14-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #27 AMP-14-03, #28 ZN-22-03, #29 AMP-15-03 and #30 ZN-23-03 are related.

28) ZN-22-03 (9920) WATERFALL RANCH (Public Hearing)

An application submitted by G. C. Wallace on behalf of Waterfall, LLC, property owner, for reclassification of property from an O-L Open Land District to an R-1 Single-Family Residential District. The property is generally located at the northeast corner of Valley Drive and Grand Teton Drive. The Assessor's Parcel Numbers are 124-07-801-001 and 124-07-701-001.

These applications were continued from the Planning Commission meeting of May 28, 2003, at the request of the applicant.

(from the 5/28/03 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that ZN-22-03 be **approved** and forwarded to the City Council with a recommendation for approval.

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

Bill Curran, of Curran & Parry, 300 S. 4th Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant and 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 Jo Cato SECONDED to APPROVE ZN-22-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #27 AMP-14-03, #28 ZN-22-03, #29 AMP-15-03 and #30 ZN-23-03 are related.

29) AMP-15-03 (9923) WATERFALL RANCH (Public Hearing)

An application submitted by G. C. Wallace on behalf of Waterfall LLC, 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 southwest corner of Horse Drive and Aliante Parkway. The Assessor's Parcel Numbers are 124-07-801-001, 124-07-701-001 and 124-07-701-002.

These applications were continued from the Planning Commission meeting of May 28, 2003, at the request of the applicant.

(from the 5/28/03 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that AMP-15-03 be **approved** for MDR, Medium Density Residential and forwarded to the City Council with a recommendation for Medium Density Residential.

The Development Services Department recommends that AMP-15-03 be **approved** and forwarded to the City Council with a recommendation for approval.

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

Bill Curran, of Curran & Parry, 300 S. 4th Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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 AMP-15-03 per staff's recommendations.

The MOTION TO APPROVE FAILED as a SuperMajority vote was not reached with Vice-Chairman Anita Wood, Commissioner Marilyn Kirkpatrick and Commissioner Joy Diaz voting against the motion.

Second Motion:

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE AMP-15-03 to MLD Medium Low Density Residential.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #27 AMP-14-03, #28 ZN-22-03, #29 AMP-15-03 and #30 ZN-23-03 are related.

30) ZN-23-03 (9924) WATERFALL RANCH (Public Hearing)

An application submitted by G. C. Wallace on behalf of Waterfall, LLC, property owner, for reclassification of property from an O-L Open Land District to a PUD Planned Unit Development District consisting of 211 single-family dwellings and 167 three-family dwellings. The property is generally located at the southwest corner of Horse Drive and Aliante Parkway. The Assessor's Parcel Numbers are 124-07-801-001, 124-07-701-001 and 124-07-701-002.

These applications were continued from the Planning Commission meeting of May 28, 2003, at the request of the applicant.

(from the 5/28/03 Planning Commission meeting):

RECOMMENDATION

The Development Services Department recommends that ZN-23-03 be **continued** to allow the applicant time to meet with the Parks and Recreation, Development Services and Fire Departments to address their concerns.

If, however, the Planning Commission determines that **approval** of ZN-23-03 is warranted at this time, then the Development Services Department recommends the following conditions of approval:

1. Unless expressly authorized through a variance, waiver or other approved method, the development shall comply with all applicable codes and ordinances.
2. A master transportation plan with modeling of 20 year projections will be 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. A water network analysis must be submitted with the civil improvement plans.
6. The following right of way dedications are required:
 - a. Forty feet (40.00') for Horse Drive and Valley Drive;
 - b. Thirty feet (30.00') for Racel Street;
 - c. Fifty feet (50.00') for Aliante Parkway and Grand Teton Drive;
 - d. Bus turnout on Grand Teton west of Aliante Parkway;
 - e. Flared intersection at Aliante Parkway and Grand Teton and Horse Drive and Aliante Parkway.
6. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
7. Streets shall intersect at 90° angles, or intersections must be radial or include a tangent of at least 50' in length prior to the intersection or as otherwise approved by the City Traffic Engineer.
8. The CCRFCD Master Plan includes the Grand Teton Drive Channel as an open channel adjacent to the north side of the street. Design and construction of the facilities required by the developer or as approved by the City Engineer.

9. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides an alternative suitable to the City prior to recording the final map.

10. A minimum of two remote paved means of access within the corporate limits of the City of North Las Vegas shall be provided from existing streets and infrastructure to the proposed site.
11. No certificate of occupancy will be granted for a residential unit within the development until after Fire Station 56 is in operation.
12. The final design of the plan shall include the installation of Willis Street between Grand Teton Drive and Horse Drive.
13. That the overall density of the development shall not exceed 8.35 du/acre.
14. 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.
15. That following building setbacks shall apply:
 - 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.
 - e. Covered patios: Five (5) feet from side and rear property lines;
16. That a final development plan be submitted for review and approval by the Planning Commission prior to the issuance of any residential construction permits. The final development plan shall identify colors, materials and elevations for the dwellings, as well as all amenities and design elements pertaining to the parks, recreation areas and open space. 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.
17. Perimeter walls shall be owned and maintained by the homeowners' association.
18. That corner side yard landscaping, if applicable, shall be maintained by the homeowners' association.
19. The developer shall disclose to prospective home buyers that corner side yard landscape areas, if applicable, are reserved exclusively for landscaping.
20. Perimeter landscaping of the exterior street perimeter shall 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).
21. That lot numbers, sizes (in square feet), and dimensions shall be provided on the revised preliminary development plan.
22. That open space calculations, including dimensions and square feet, shall be provided for each individual area on the revised preliminary development plan.
23. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending this item be continued to allow the applicant to submitted a revised preliminary development plan that is in compliance with the Commission's desire for this property.

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

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE ZN-23-03 INDEFINITELY.

The motion carried by MAJORITY vote with Chairman Dean Leavitt, Commissioner Nelson Stone and Commissioner Jo Cato voting against the motion.

The item was CONTINUED INDEFINITELY.

Item #31 ZN-40-03 and #32 T-1003 are related.

31) ZN-40-03 (10609) ALEXANDER & NO. 5TH (Public Hearing)

An application submitted by Celebrate Homes on behalf of the Christina M. Hixson Trust, property owner, for reclassification of property from an M-2 General Industrial District to an R-1 Single-Family Residential District. The property is generally located at the southwest corner of North Fifth Street and Gilmore Avenue. The Assessor's Parcel Numbers are 139-10-501-007 and 139-10-501-008.

This application was continued from the Planning Commission meeting of May 28, 2003, at the request of the applicant. There has not been any new information submitted to warrant a change in the original recommendation. Please see the attached staff report and attachments for reference purposes.

(from the 5/28/03 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that ZN-40-03 be denied for the reasons outlined in the analysis section.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 7/9/03 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 Jay Aston SECONDED to CONTINUE ZN-40-03 to the 7/9/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 7/9/03.

Item #31 ZN-40-03 and #32 T-1003 are related.

32) T-1003 (10611) ALEXANDER & NO. 5TH

An application submitted by Celebrate Homes on behalf of the Christina M. Hixson Trust, property owner, for a tentative map review in an R-1 Single-Family Residential District consisting of 130 single-family dwellings. The property is generally located at the southwest corner of North Fifth Street and Alexander Road. The Assessor's Parcel Numbers are 139-10-501-007 and 139-19-501-008.

This application was continued from the Planning Commission meeting of May 28, 2003, at the request of the applicant. There has not been any new information submitted to warrant a change in the original recommendation. Please see the attached staff report and attachments for reference purposes.

(from the 5/28/03 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that T-1003 be **denied** for reasons listed in the Analysis Section above.

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

1. This tentative map (T-1003) shall become null and void if City Council approval is not granted for ZN-40-03; and
2. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances; and
3. Drainage study with regional concurrence; and
4. 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
5. 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 of the final map; and
6. That all common elements shall be maintained by the Homeowners Association; and
7. 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; and
8. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
9. That the developer shall meet with Clark County School District staff to evaluate impacts on educational facilities in the area prior to the submission of a final map; and
10. That the tentative map shall show building setback lines in order to determine the minimum lot

widths on gore-shaped lots; and

11. That the perimeter walls be owned and maintained by the homeowners' association; and
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; and

13. 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; and

11. All conditions of approval shall be incorporated into the notes section of the map and recorded with the Final Map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 7/9/03 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 Jay Aston SECONDED to CONTINUE T-1003 to the 7/9/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 7/9/03.

33) T-1002 (10603) CENTENNIAL HIGHLANDS

An application submitted by Pageantry Communities on behalf of Sunflower Properties, property owner, for a tentative map review in a PUD Planned Unit Development District consisting of a 306 unit condominium development. The property is generally located at the southeast corner of Walnut Road and Centennial Parkway. The Assessor's Parcel Number is 123-30-501-004.

This application was continued from the Planning Commission meeting of May 28, 2003.

RECOMMENDATION:

The Development Services Department recommends that T-1002 be **continued indefinitely** to allow City Council the opportunity to review and approve the amendment to ZN-72-02; and to allow the applicant sufficient time to revise the tentative map to comply with the 20-foot setback adjacent to the single-family residential district to the south and all ordinance requirements.

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-1002 be **denied**.

However, if the Planning Commission determines from the evidence presented that approval is warranted, then the following conditions are recommended:

1. The applicant has a pending amendment to rezoning application (ZN-72-02) to the PUD, Planned Unit Development District. The applicant shall obtain City Council approval, otherwise, the tentative map shall be revised appropriately.
2. That the development comply with all conditions of approval of ZN-72-02 and FDP-04-03.
3. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
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. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' North Neighborhood Flood Control Master Plan.
6. Approval of a traffic study with a queuing analysis is required prior to submittal of the civil improvement plans.
7. Parking is prohibited on the 28' streets and limited to one side on the 37' streets. The developer will be required to install "No Parking" signs.
8. The buildings on Lots 1, 48, 36, and 37 appear to be within the sight distance triangle and may require revisions prior to submitting the conformed tentative map.
9. A Cost Participation Agreement is required. Contact Sonya Spears, Management Analyst, at 633-1975 for additional information.
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 lane width must be maintained in accordance with Fire Code requirements.

12. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
13. 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 and stated he concurs with staff's recommendations.

Commissioner Joy Diaz MOVED and Commissioner Nelson Stone SECONDED to APPROVE T-1002 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.

34) FDP-12-03 (10613) PORTICO EAST

An application submitted by Beazer Homes Holding Corp. on behalf of Portico Las Vegas Lot Option, LLC, property owner, 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.

This application was continued from the Planning Commission meeting of May 28, 2003, at the request of the applicant. There has not been any new information submitted to warrant a change in the original recommendation.

RECOMMENDATION:

The Development Services Department recommends that FDP-12-03 be **approved** with the following conditions:

1. That the development be in conformance with all conditions of Ordinance No. 1735 (ZN-116-02). If there is a conflict with the conditions mentioned herein, the more restrictive shall apply; and
2. That the applicant adhere to the conditions of approval for T-960. If there is a conflict with the conditions mentioned herein, the more restrictive shall apply; and
3. That the development be in substantial compliance with the submitted elevation drawings and color schemes.
4. That the development include, at a minimum, the following amenities:
 - a. Circuitous lighted paths
 - b. A minimum of twenty (2) 24-inch box trees per acre
 - c. At least two (2) differing age appropriate play structures for children with EPDM resilient fall protection and accompanying shade ramada
 - d. At least one large open space area for group / organized play
 - e. One large group shade areas / gazebo (30' diameter), lighted
 - f. Picnic tables and barbecue grills
 - g. Benches spaced along park pathways
 - h. Details of amenities to be provided

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.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to APPROVE FDP-12-03 per staff's recommendations subject to the following changes:

Condition 4i Added to Read: "The inclusion of a horseshoe pit and a volleyball court."

Deleted Condition 4c.”

Condition 4f Changed to Read: “A reduction from the standard three (3) picnic tables and bar-b-ques to two (2) picnic tables and 2 bar-b-que grills.”

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

The item was APPROVED.

35) FDP-04-03 (9143) CENTENNIAL HIGHLANDS

An application submitted by Pageantry Communities on behalf of Sunflower Properties, property owner, for a Final Development Plan review in a PUD Planned Unit Development District consisting of a 306-unit condominium development. The property is generally located at the southeast corner of Centennial Parkway and Walnut Road. Assessor's Parcel Number is 123-30-501-001.

This application was continued from the Planning Commission meeting of May 28, 2003.

(from the 5/28/03 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that FDP-04-03 be **continued indefinitely** in order to allow the applicant sufficient time to submit revised site plans addressing all issues of concern outlined within the analysis section.

If however the Planning Commission determines that **approval** is warranted at this time, the Development Services Department recommends that an approval of FDP-04-03 be subject to the following conditions:

1. That the development comply with all conditions of approval of ZN-72-02.
2. That the final development plan be redesigned to comply with all applicable codes and ordinance.
3. That the applicant shall provide calculations and dimensions on the square footage proposed within the individual lot areas in order to determine whether the open space proposed within the lot areas can be counted toward the open space requirement.
4. That the applicant shall schedule a meeting with the Parks and Recreation Director or designee to determine what amenities will be required of the private park areas.

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 and stated he concurs with staff's recommendations.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to APPROVE FDP-04-03 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.

The following member of the public came forward:

Paul Reznikoff, 1841 E. Craig Road, North Las Vegas, Nevada (no zip code stated)

Mr. Reznikoff spoke of his interest in exploring the possibility of providing synthetic grass/landscaping to and for developers in the City of North Las Vegas.

DIRECTOR'S BUSINESS: None

CHAIRMAN'S BUSINESS: None

ADJOURNMENT: 12:45 AM

A motion to ADJOURN the June 11, 2003 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