

MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Dean Leavitt, Chairman
Nelson Stone
Jay Aston
Harry Shull

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Marilyn Kirkpatrick, Vice-Chairman
Jo Cato
Steve Brown

Planning Commission MINUTES are available on the internet at:

www.cityofnorthlasvegas.com

February 25, 2004

CALL TO ORDER:

Council Chambers, North Las Vegas City Hall
2200 Civic Center Drive, at 7:00 p.m.

ROLL CALL:

Dean Leavitt - Present
Marilyn Kirkpatrick - Present
Nelson Stone - Present
Jo Cato-Present
Jay Aston-Present
Steve Brown-Present
Harry Shull-Present

STAFF PRESENT:

Jacque Hinchman, Acting Director, Planning and Zoning
Marc Jordan, Acting Planning Manager
Bob Hoyes, Planner
Randy Cagle, Public Works
Clete Kus, Transportation Services
Jimmy Johnson, Assistant Fire Chief
Jim Lewis, Deputy City Attorney
Ted Karant, Recording Secretary

ANNOUNCEMENTS:

Verification of compliance with NRS 241, Open Meeting Law.

Recording Secretary Karant verified that the Open Meeting Law requirements (NRS 241) had been met.

PLEDGE OF ALLEGIANCE

Commissioner Harry Shull

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 February 11, 2004.

Commissioner Nelson Stone MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE the Minutes of the February 11, 2004 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-47-04 (14220) CENTENNIAL BRUCE WEST 40, UNIT 4

Approve the Subdivision Off-Site Improvements Agreement by William Lyon Homes, Inc., and accept the Subdivision Bond in the amount of \$324,945.50.

B PW-48-04 (14231) SHADOW CREEK SUBDIVISION

Accept the off-site improvements for maintenance and advise the Director of Public Works to release the Cash-In-Lieu-Of Bond in the amount of \$92,211.08.

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE Consent Agenda Items A through B.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

1) AMP-13-04 (13886) CENTENNIAL MARKETPLACE (Public Hearing)

An application submitted by P. T. Corporation, Inc., 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 located at the southeast corner of Lawrence Street and Centennial Parkway. The Assessor's Parcel Number is 124-26-501-001.

RECOMMENDATION:

The Planning and Zoning Department recommends that AMP-13-04 be **denied** as the proposed plan amendment does not meet the standards established in the Comprehensive Plan.

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

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

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

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE AMP-13-04.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #2 AMP-14-04, #3 VAC-07-04 and #4 T-1066 are related.

2) AMP-14-04 (13909) ALIANTE PARCEL 16 (Public Hearing)

An application submitted by KB Home of Nevada, Inc., on behalf of North Valley Enterprises, LLC, property owner, for an amendment to the Master Plan of Streets and Highways to extend Valley Drive commencing at Rome Boulevard and proceeding south to the 215 beltway. The Assessor's Parcel Number is 124-19-712-002.

RECOMMENDATION:

The Planning and Zoning Department recommends that AMP-14-04 be forwarded to the City Council with a **recommendation for approval**.

The application was presented by Marc Jordan, Acting Planning Manager, 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 Harry Shull MOVED and Commissioner Nelson Stone SECONDED to APPROVE AMP-14-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #2 AMP-14-04, #3 VAC-07-04 and #4 T-1066 are related.

3) VAC-07-04 (13895) ALIANTE PARCEL 16 (Public Hearing)

An application submitted by KB Home of Nevada, Inc., on behalf of North Valley Enterprises, LLC, property owner, to vacate a portion of Aviary Way commencing approximately 530 feet south of Deer Springs Way and proceeding south approximately 100 feet. The Assessor's Parcel Number is 124-19-712-002.

RECOMMENDATION

The Planning and Zoning Department recommends that VAC-07-04 be **approved**, with the following condition:

1. The vacation is required to record concurrent with the amended final map of Aliante North dedicating the new right of way as proposed.

The application was presented by Marc Jordan, Acting Planning Manager, 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 Jay Aston MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE VAC-07-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #2 AMP-14-04, #3 VAC-07-04 and #4 T-1066 are related.

4) T-1066 (13901) ALIANTE PARCEL 32A

An application submitted by KB Home of Nevada, Inc., on behalf of North Valley Enterprises, LLC, property owner, for approval of a tentative map in an R-1 MPC Single-Family Residential/Master Planned Community District consisting of 76 single-family dwellings. The property is located at the northeast corner of Clayton Street and Brian Cram Drive. The Assessor's Parcel Number is 124-21-210-001.

RECOMMENDATION

The Planning and Zoning Department recommends that T-1066 be **approved** with the following conditions:

1. Approval of a drainage study is required prior to submittal of the civil improvement plans.
2. Conformance to the Master Conceptual Drainage Study is required.
3. The drainage and utility side lot easements must be in accordance with the North Las Vegas Municipal Code 17.24.210.D.4.a.
4. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
5. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
6. All common elements shall be labeled as such and to be maintained by the homeowners association.
7. The property owner is required to label plans and grant a public utility easement and drainage easement to be maintained by the homeowners association between lots 18 and 19 prior to civil improvement plan approval.
8. The property owner is required to label plans and grant a pedestrian access and drainage easement to be maintained by the homeowners association between lots 5 and 6 prior to civil improvement plan approval.
9. An amended final map is required to be filed to create the proposed parcel and dedicate 40 feet additional right of way for the northern section of Brian Cram Drive.
10. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
11. Parking is limited to one side of the street; developer to install no parking signs and stripe the curb.
12. "A" & "F" Streets and Clayton Street shall contain pedestrian access connections as shown in Exhibit 31 in the North Valley Development Agreement.
13. That the required "landscape/sidewalk zone" as specified in the North Valley Development Agreement shall be shown on the final map and proof of a maintenance mechanism be demonstrated to the City prior to recordation of the final map.
14. Unless expressly authorized through a variance, waiver or another approved method; the development shall comply with all applicable codes, ordinances, and design standards.

15. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review of the Public Works Department and the Planning Division prior to submittal of the final map.

The application was presented by Marc Jordan, Acting Planning Manager, 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.

Commissioner Nelson Stone MOVED and Chairman Dean Leavitt SECONDED to APPROVE T-1066 per staff's recommendations subject to the following changes:

Condition #7 Changed to Read: The property owner is required to label plans and grant a public utility easement and drainage easement to be maintained by the homeowners association between lots **218** and **219** prior to civil improvement plan approval

Condition #8 Deleted.

Condition #9 Changed to Read: An amended final map is required to be filed to create the proposed parcel and **right-of-way dedication at the northern section of Brian Cram Drive as approved by the Director of Public Works.**

Condition #11 Deleted.

Condition #12 Deleted.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #5 AMP-15-04, #6 AMP-16-04 and #7 ZN-18-04 are related.

5) AMP-15-04 (13918) CRAIG & LOSEE (Public Hearing)

An application submitted by Unlimited Holdings on behalf of Wesley D. Adams, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Industrial to HDR High Density Residential. The property is generally located east of Losee Road and approximately 500 feet south of Lone Mountain Road. The Assessor's Parcel Number is 139-01-101-014.

RECOMMENDATION:

The Development Services Department recommends that AMP-15-04 be **denied** as the proposed change does not comply with the guidelines established in the Comprehensive Plan, the request is not supported by the Departments of Planning & Zoning or Community Development, and there is no compelling reason to amend the Comprehensive Plan.

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

The item was WITHDRAWN.

Items #5 AMP-15-04, #6 AMP-16-04 and #7 ZN-18-04 are related.

6) AMP-16-04 (13919) CRAIG & LOSEE (Public Hearing)

An application submitted by Unlimited Holdings on behalf of Wesley D. Adams, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Industrial to Regional Commercial. The property is located at the northeast corner of Losee Road and Craig Road. The Assessor's Parcel Numbers are 139-01-201-003, 139-01-201-027, 139-01-201-028, 139-01-201-029, 139-01-201-031, 139-01-201-032, 139-01-201-033 and 139-01-201-034.

RECOMMENDATION:

The Planning & Zoning Department recommends that AMP-16-04 be **denied** as there is no compelling reason to amend the Comprehensive Plan and because the request is not supported by the Departments of Planning & Zoning or Community Development.

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

The item was WITHDRAWN.

Items #5 AMP-15-04, #6 AMP-16-04 and #7 ZN-18-04 are related.

7) ZN-18-04 (13920) CRAIG & LOSEE (Public Hearing)

An application submitted by Unlimited Holdings on behalf of Wesley D. Adams, property owner, for reclassification of property from a M-2 General Industrial District to a PUD Planned Unit Development District consisting of a commercial center and 306 multifamily units. The property is located at the northeast corner of Losee Road and Craig Road. The Assessor's Parcel Numbers are 139-01-101-014, 139-01-201-003, 139-01-201-027, 139-01-201-028, 139-01-201-029, 139-01-201-031, 139-01-201-032, 139-01-201-033 and 139-01-201-034.

RECOMMENDATION:

The Development Services Department recommends that ZN-18-04 be **denied** as the proposed zone change does not comply with the guidelines established in the Comprehensive Plan and is not consistent with the City of North Las Vegas' goal of Planned and Quality Growth.

If, however, the Planning Commission determines that a **favorable recommendation is warranted**, then this item shall be forwarded to the City Council with the following recommended conditions:

MULTI-FAMILY & COMMERCIAL:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That AMP-15-04 and AMP-16-04 be approved by the City Council. Otherwise, this application shall be considered null and void; and
3. That site plan approval is conceptual only; and
4. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
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* or as otherwise approved by the Director of Public Works or his designee; and
6. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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; and
7. 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
8. The property owner is required to sign a restrictive covenant for utilities prior to civil improvement plan approval; and
9. A Merger and Resubdivision parcel map is required to be filed to create the parcel(s) proposed; and
10. Right of way dedication for a CAT bus turn-out on Losee Road near Craig Road is required; and
11. All Nevada Power Company easements and poles must be shown and shall be fully located within the landscape area; and
12. The property owner is required to grant a roadway easement for commercial driveway(s) prior to civil improvement plan approval; and
13. Approval of a traffic study is required prior to submittal of the civil improvement plans; and

14. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Craig Road and Losee Road; and
15. The following dedications, rights of way are required:
 - a. Construct bus turnout on Losee road north of Craig
 - b. Right of way for flared intersection at Craig Road and Losee road; and
16. The driveways on Craig Road and Losee Road must match Craig Road Phase II plans; and
17. That the sidewalks along Craig Road and Losee Road be separated from the backs-fo-curb by a minimum five feet of landscaping; and
18. That the sidewalks along Craig Road and Losee Road be meandering; and
19. That a minimum two pedestrian access gates be provided between the multi-family and commercial developments. ADA-compliant accessways shall be provided from the multi-family complex to the primary entrances of the nearest commercial buildings; and
20. That property tax projections shall be submitted to the Department of Community Development (Mr. Michael Majewski) prior to submittal of the Civil Improvement Plans to be compared for various densities to establish a better balance between needs for service and taxes generated to pay for those needs; and

MULTI-FAMILY:

21. That the development not exceed 306 total units; and
22. That the installation of sprinklers for fire suppression is required in each residential unit, with alarms transmitted off-site to a central station; and
23. That measures to achieve a noise level reduction, outdoor-to-indoor, of 25 decibels be incorporated into the design and construction of each unit; and
24. That the development comply with the Multi-Family Development Standards and Design Guidelines (§17.24.195 NLV Municipal Code); and
25. That a minimum 340 garage stalls be provided; and
26. That the open space dimensions and areas be indicated on the final development plan; and
27. That the applicant meet with the Department of Parks & Recreation prior to application of a final development plan to agree upon an amenities package; and

COMMERCIAL:

28. That the development of the shopping center be in compliance with the Commercial Development Standards and Design Guidelines (§17.24.200 NLV Municipal Code); and
29. That the 16-screen theater complex be developed as the first phase of the commercial center; and
30. That all perimeter landscaping (along the northern, eastern, southern and western property lines) be installed as part of the first phase of the commercial center; and
31. That the uses permitted within the shopping center shall conform to the C-2 uses as set forth in §17.20.110 (NLV Municipal Code).

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

The item was WITHDRAWN.

8) ZN-05-01 (13024) LAKE MEAD INDUSTRIAL PARK (Public Hearing)

An application submitted by Jacob and Zipora Haleva on behalf of the Clover Trust; Lake Mead-Allen, LLC; Gary C. Hagan; Irene Cockrell; the S. E. & L. Potter 1992 Living Trust Agreement; Affordable Concepts, Inc.; Edward R. & Valerie A. Smith; Simmons Investment; and Lake Mead Simmons, LLC, property owners, for an amendment to an existing PUD Planned Unit Development District to allow office/warehousing, outside storage and commercial. The property is located at the southeast corner of Lake Mead Boulevard and Allen Lane. The Assessor's Parcel Numbers are 139-20-202-001, 139-20-202-002, 139-20-202-003, 139-20-202-004, 139-20-202-005, 139-20-202-006, 139-20-202-007, 139-20-202-008, 139-20-202-009, 139-20-202-010, 139-20-202-011 139-20-202-013 and 139-20-202-014.

RECOMMENDATION:

The Development Services Department recommends that the amendment to ZN-05-01 be **continued indefinitely** until such time that a revised preliminary development addressing all of staffs concerns is submitted.

However, if the Planning Commission determines that **approval is warranted** at this time, the Department of Planning and Zoning recommends that ZN-05-01 be subject to the following conditions and that this item be forwarded to the City Council for approval by ordinance:

1. The development shall comply with the Industrial Development Design Standards, unless otherwise approved herein.
2. That the landscaping along Coran Lane shall be installed as follows: Five feet of landscaping north of the 8-foot wall and 10 feet of landscaping south of the 8-foot wall adjacent to Coran Lane.
3. That outdoor storage yards shall not be allowed along the south property line adjacent to Coran Lane.
4. That parcels 139-20-202-001, 139-20-202-002, 139-20-202-003 and 139-20-202-013 be incorporated into the design of the preliminary development plan.
5. That construction phasing shall begin from the eastside of the development.
6. The development shall consist of uses permitted in the M-1, Business Park Industrial District only.
7. Commercial/retail uses may be allowed, provided such uses does not exceed 25% of the gross floor area of the entire development. The commercial/retail locations must be demonstrated with the final development plan.
8. That the commercial uses within the proposed development shall only be those allowed in the C-1, Neighborhood Commercial District as principally permitted uses, or as special uses subject to Title 17 § 24.020.
9. That the final development plan for the site shall be subject to Planning Commission review and approval.
10. That the development shall comply with all applicable codes and ordinances.
11. Approval of a drainage study is required prior to submittal of the civil improvement plans.
12. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.

13. 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.
14. Dedication of the following right of way is required:
 - a. 30 feet for Coran Lane and a triangular shaped parcel along Lake Mead Boulevard approximately 13.22 feet transitioning to 4.70 feet.
15. The property owner is required to sign a restrictive covenant for utilities prior to civil improvement plan approval.
16. property owner shall file an administrative consolidation of parcels. The form is available from the Clark County Assessor's office or on the internet at <http://www.co.clark.nv.us/assessor>.
17. The property owner is required to grant a roadway easement for commercial driveway(s) prior to civil improvement plan approval.
18. A subdivision map is required to be filed to create the parcels prior to selling off any portion of this site.
19. All common elements shall be labeled as such and to be maintained by the homeowners association.
20. Approval of a traffic study is required prior to submittal of the civil improvement plans.
21. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit Lake Mead Boulevard.
22. Median openings on Lake Mead Boulevard are only permitted at 660 feet increments from Simmons Street.
23. The site plan should be redesigned to centralize the cross easements.

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

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

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

Jimmy Pitts, 3126 Coran Lane, Las Vegas, Nevada 89106

Mr. Pitts stated he does not oppose the PUD, however he would like this to remain R-E Ranch Estates.

Chairman Leavitt closed the Public Hearing.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Steve Brown SECONDED to CONTINUE ZN-05-01 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

9) VAC-06-04 (13867) NORTH 5TH & DONNA (Public Hearing)

An application submitted by Signature Homes, on behalf of Plaster Development Co., Inc., property owner, to vacate a portion of Stagecoach Circle and corresponding utility easements commencing approximately 76 feet west of Donna Street and proceeding west approximately 426 feet. The Assessor's Parcel Number is 139-02-110-002.

RECOMMENDATION

As the proposed vacation will allow the applicant to develop the site in a more comprehensive manner the Planning and Zoning Department recommends that VAC-06-04 be **approved** for the vacation of Stagecoach Circle, with the following conditions:

1. The vacation is required to record concurrent with the final map.
2. No building, structure, fence, or tree shall be placed upon or under said parcel of land to be vacated now or hereafter.
3. Southwest Gas Corporation shall not be liable for any damages to any of the improvements placed within said easement due to normal or necessary operation using reasonable care.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 3/10/04 Planning Commission meeting.

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

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to CONTINUE VAC-06-04 to the 3/10/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 3/10/04.

Items #10 VAC-08-04 and #11 T-1067 are related.

10) VAC-08-04 (13913) GEYSER PEAK 3 (Public Hearing)

An application submitted by Perma-Bilt, on behalf of Lancelot Tropical, LLC, property owner, to vacate the easterly 30 feet of right-of-way of Cambridge Street commencing at Hammer Lane and proceeding north approximately 950 feet. The Assessor's Parcel Numbers are 124-34-502-002, 124-34-502-003 and 124-34-502-004.

RECOMMENDATION:

The Planning and Zoning Department recommends that VAC-08-04 be **approved** with the following conditions of approval:

1. Should the Order of Vacation not record within one year from the approval date, the vacation shall become null and void.

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

Patrick Helfrich, with Perma-Bilt, 7150 Pollock Drive, Suite 104, 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 Harry Shull MOVED and Chairman Dean Leavitt SECONDED to APPROVE VAC-08-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #10 VAC-08-04 and #11 T-1067 are related.

11) T-1067 (13914) GEYSER PEAK 3

An application submitted by Perm-Bilt on behalf of Lancelot Tropical, LLC, property owner, for approval of a tentative map in an R-1 Single-Family Residential District consisting of 67 single-family dwellings. The property is located on the northwest corner of North Fifth Street and Hammer Lane. The Assessor's Parcel Numbers are 124-34-502-002, 124-34-502-003 and 124-34-502-004.

RECOMMENDATION:

The Planning and Zoning Department recommends that T-1067 be **approved** with the following conditions of approval:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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* or as otherwise approved by the Director of Public Works or his designee.
4. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.
5. The prospective homeowners shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm. The notice shall also state the R.C. Farms, in part, is protected by state statutes as an agricultural use.
6. Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas as set forth in the Clark County Area Uniform Standard Drawing No. 210. Parking is limited to one side of the street and the developer must install "No Parking" signs and provide red-painted curbs.
7. A sidewalk is required on a minimum of one side of all interior, private streets.
8. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
9. The property owner is required to grant easements for emergency access, pedestrian access, and public utility easements between lots 32 and 33, and across common element "C" per the final map.
10. The property owner is required to grant roadway easements where public and private streets intersect prior to civil improvement plan approval.
11. All common elements shall be labeled as such and to be maintained by the homeowners association.
12. Approval of a traffic study with queuing analysis is required prior to submittal of the civil improvement plans.

13. The development shall comply with the Single Family Design Guidelines including, but not limited to the following:
 - a. The sidewalk along North 5th Street must be separated from the back of the street curb by a minimum of five (5) feet and be curvilinear in design.
14. All streets in excess of 500 feet must contain the required curvilinear element.
15. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any perimeter walls.
16. 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.
17. Fire access lanes shall be designed, installed and maintained in accordance with Fire Code requirements.
18. 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, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

Patrick Helfrich, with Perma-Bilt, 7150 Pollock Drive, Suite 104, Las Vegas, Nevada 89119 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE T-1067 per staff's recommendations subject to the following changes:

Condition #6 Changed to Read: "Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas as set forth in the Clark County Area Uniform Standard Drawing No. 210. Parking is limited to one side fo the street and the developer must install "No Parking" signs and provide red-painted curbs. **If roll cub is to be used, provide an additional six inches of right-of-way for each half-street.**"

The motion carried by UNANIMOUS vote.

The item was APPROVED.

12) ZOA-03-04 (14216) 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 17. 20.210(H1) (Redevelopment Area/Focus Area Subdistrict) of the North Las Vegas Municipal Code to add auto supply stores as a permitted use and providing for other matters properly related thereto.

RECOMMENDATION

The Planning and Zoning Department recommends that ZOA-03-04 be **approved**.

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

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to APPROVE ZOA-03-04 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Steve Brown voting against the motion.

The item was APPROVED.

13) SPR-13-04 (13866) GOWAN & N. 5TH

An application submitted by Floyd Meldrum on behalf of the Meldrum Family Trust, property owner, for a site plan review in a M-2 General Industrial District to allow 10 feet of landscaping where 20 feet is required. The property is located at the northwest corner of Bruce Street and Gowan Road. The Assessor's Parcel Numbers are 139-11-201-004 and 139-11-202-001.

RECOMMENDATION:

The Department of Planning and Zoning recommends that waiver request for SPR-13-04 be **denied**.

However, if the Planning Commission determines that **approval is warranted** at this time, the Department of Planning and Zoning recommends that SPR-13-04 be 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.
2. The development shall comply with the Industrial Development Design Standard, except tent (10) feet landscaping may be allowed adjacent to the Bruce Street and Gowan Road.

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

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

FIRST MOTION:

Vice-Chairman Marilyn Kirkpatrick MOVED and Chairman Dean Leavitt SECONDED to DENY SPR-13-04 per staff's recommendations.

The MOTION TO DENY FAILED with Vice-Chairman Marilyn Kirkpatrick, Commissioner Jo Cato, Commissioner Nelson Stone, Commissioner Jay Aston and Commissioner Harry Shull voting against the motion.

SECOND MOTION:

Commissioner Harry Shull MOVED and Chairman Dean Leavitt SECONDED to APPROVE SPR-13-04.

The motion carried by MAJORITY vote with Vice-Chairman Marilyn Kirkpatrick, Commissioner Nelson Stone and Commissioner Steve Brown voting against the motion.

The item was APPROVED.

Items #14 SPR-15-04 and #15 T-1068 are related.

14) SPR-15-04 (13917) JASMINE CONDOS UNIT 3

An application submitted by Taney Engineering on behalf of Lam De and Mancam, et. al., property owners, for a site plan review in an R-1 Single-Family Residential District (proposed R-3 Multifamily Residential District) consisting of 80 multi-family units. The property is generally located south of Tropical Parkway and approximately 285 feet west of Valley Drive. The Assessor's Parcel Number is 124-30-303-001.

RECOMMENDATION:

The Development Services Department recommends that SPR-15-04 be **continued indefinitely** in order to allow the applicant sufficient time to submit a revised site plan incorporating the 20-foot landscape buffer along the west property line.

If, however the Planning Commission determines that **approval is warranted** at this time, the Development Services Department recommends that an approval of SPR-15-04 be subject to the following conditions:

1. That SPR-15-04 shall become null and void if ZN-16-04 is not approved by the City Council.
2. That the site plan be redesigned to comply with all applicable codes and ordinance.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. 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* or as otherwise approved by the Director of Public Works or his designee.
5. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.
6. The property owner is required to grant a roadway easement for commercial driveway(s) prior to civil improvement plan approval.
7. All common elements shall be labeled as such and to be maintained by the homeowners association.
8. All conditions of the approved traffic study must be complied with.
9. At a minimum the following amenities shall be provided:
 - a. circuitous lighted paths
 - b. a minimum of 20 24-inch box trees per acre
 - c. at least 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada
 - d. at least one large open space area for group / organized play
 - e. picnic tables and barbecue grills
 - f. benches spaced along park pathways
 - g. ADA accessibility
 - h. details of amenities to be provided
 - i. sand volleyball court
 - j. basketball court at an adjacent site

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

Robert Cunningham, 4445 S. Jones Boulevard, Las Vegas, Nevada 89103 appeared on behalf of the applicant.

Commissioner Nelson Stone MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUE SPR-15-04 to the 3/10/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 3/10/04.

Items #14 SPR-15-04 and #15 T-1068 are related.

15) T-1068 (13921) JASMINE CONDOS UNIT 3

An application submitted by Taney Engineering on behalf of Lam De and Mancam, etal, property owners, for approval of a tentative map in an R-1 Single-Family Residential District (proposed R-3 Multifamily Residential District) consisting of 80 multifamily units. The property is generally located south of Tropical Parkway and approximately 285 feet west of Valley Drive. The Assessor's Parcel Number is 124-30-303-001.

RECOMMENDATION:

The Development Services Department recommends that T-1068 be **continued indefinitely** in order to allow the applicant sufficient time to submit a revised site plan incorporating the 20-foot landscape buffer along the west property line.

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-1068 be **denied**.

If, however the Planning Commission determines that **approval is warranted** at this time, the Development Services Department recommends that T-1068 be subject to the following conditions:

1. That T-1068 shall become null and void if ZN-16-02 is not approved by the City Council.
2. That the tentative map be redesigned to comply with all applicable codes and ordinance.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. 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* or as otherwise approved by the Director of Public Works or his designee.
5. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.
6. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
7. The property owner is required to grant a roadway easement for commercial driveway(s) prior to civil improvement plan approval.
8. Plans are required to show ownership/unit lines.
9. All common elements shall be labeled as such and to be maintained by the homeowners association.

10. All conditions of the approved traffic study must be complied with.
11. At a minimum the following amenities shall be provided:
 - a. circuitous lighted paths
 - b. a minimum of 20 24-inch box trees per acre
 - c. at least 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada
 - d. at least one large open space area for group / organized play
 - e. picnic tables and barbecue grills
 - f. benches spaced along park pathways
 - g. ADA accessibility
 - h. details of amenities to be provided
 - i. sand volleyball court
 - j. basketball court at an adjacent site

The application was presented by Bob Hoyes, Planner, on behalf of staff who indicated staff is recommending this item be continued to the 3/10/04 Planning Commission meeting.

Robert Cunningham, 4445 S. Jones Boulevard, Las Vegas, Nevada 89103 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to CONTINUE T-1068 to the 3/10/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 3/10/04.

OLD BUSINESS

Items #16 VAC-05-04, #17 SPR-11-04, #18 UN-15-04, #19 UN-16-04 and #20 T-1062 are related.

16) VAC-05-04 (13771) CENTENNIAL MARKETPLACE (Public Hearing)

An application submitted by Focus Commercial Group, property owner, to vacate a portion of San Mateo Street commencing at Centennial Parkway and proceeding north approximately 930 feet, and a vacation of Centennial Parkway between San Mateo Street and Decatur Boulevard. The Assessor's Parcel Number is 124-19-401-001.

This item was continued from the February 11, 2004 Planning Commission meeting at the request of the applicant.

The Planning and Zoning Department recommends that VAC-05-04 be approved with the following conditions:

1. Applicant to provide a letter from Kern River stating that they acknowledge that their gas line will be located within the proposed development and have no objection to the right of way vacation.

The application was presented by Marc Jordan, Acting Planning Manager, 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 Harry Shull MOVED and Commissioner Jo Cato SECONDED to APPROVE VAC-05-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #16 VAC-05-04, #17 SPR-11-04, #18 UN-15-04, #19 UN-16-04 and #20 T-1062 are related.

17) SPR-11-04 (13772) CENTENNIAL MARKETPLACE

An application submitted by Focus Commercial Group, property owner, for a site plan review in a C-2 General Commercial District to allow a 329,701 sf commercial center. The property is located at the northeast corner of Decatur Boulevard and Centennial Parkway. The Assessor's Parcel Number is 124-19-401-001.

This item was continued from the February 11, 2004, Planning Commission meeting at the request of the applicant.

On February 24th, the applicant submitted revised plans addressing most of Planning staff's concerns regarding the Commercial Design Standards. Further, the Rome Boulevard hiatus has been resolved; San Mateo Street has been incorporated into the design of the development; and Kern River has submitted a letter acknowledging that their gas line will be located within the proposed development, and has no objection to the vacation of Centennial Parkway.

The Department of Public Works has amended their recommendation and is currently recommending approval with conditions.

The Fire Department did not submit revised comments, however, has verbally indicated that the cul-de-sac at the south end of San Mateo Street will not be required, since San Mateo Street has been incorporated into the site plan.

RECOMMENDATION:

The Department of Planning and Zoning recommends that SPR-11-04 be approved subject to the following conditions:

1. The commercial development shall be in compliance with the Commercial Development Standards and Design Guidelines.
2. That utility service equipment shall not be located within any of the perimeter landscape areas.
3. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
4. Applicant must revise the plans to include Centennial Parkway unless VAC-05-04 is approved.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. 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.
7. All known geologic hazards shall be shown on the tentative map and the civil improvement plans.
8. 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* or as otherwise approved by the Director of Public Works or his designee.
9. Approval of a master transportation study/plan with modeling of twenty year projections is required prior to submittal of civil improvement plans.
10. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Decatur Boulevard frontage.
11. Additional right-of-way dedication required for bus turn-out along the project's Decatur Boulevard frontage.

12. Additional right-of-way dedications may be required as a result of the conclusions of the master transportation study/plan.
13. The driveway number and location are subject to review and approval of the City Traffic Engineer and must meet the standards set forth in the North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.
14. Fire access lanes and turning radii shall be designed, installed and maintained in accordance with the Fire Code.

The application was presented by Marc Jordan, Acting Planning Manager, 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. The following participants came forward:

- ▶ Larry Allen, 1201 N. Decatur Boulevard, #116, Las Vegas, Nevada 89108

Mr. Allen stated he opposes the new Wal-Mart as he feels Wal-Mart is unfair to its employees as he is a former Wal-Mart employee.

- ▶ Julio Esquivel, 1201 N. Decatur Boulevard, Las Vegas, Nevada 89108

Mr. Esquivel stated he opposes this item as there is another Super Wal-Mart three miles away from this area and feels this would be too much for one area.

Chairman Leavitt closed the Public Hearing.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE SPR-11-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVE.

Items #16 VAC-05-04, #17 SPR-11-04, #18 UN-15-04, #19 UN-16-04 and #20 T-1062 are related.

18) UN-15-04 (13774) CENTENNIAL MARKETPLACE (Public Hearing)

An application submitted by Focus Commercial Group, property owner, for a use permit in a C-2 General Commercial District to allow a financial institution (bank). The property is located at the northeast corner of Decatur Boulevard and Centennial Parkway. The Assessor's Parcel Number is 124-19-401-001.

This item was continued from the February 11, 2004, Planning Commission meeting at the request of the applicant.

The applicant has not submitted revised plans for (UN-15-04) to allow a financial institution, however, revised plans were submitted for SPR-11-04 that includes the site for the financial institution.

The revised plans submitted for SPR-11-04 addressed most of Planning staff's concerns regarding the Commercial Design Standards. Further, the Rome Boulevard hiatus has been resolved; San Mateo Street has been incorporated into the design of the development; and Kern River has submitted a letter acknowledging that their gas line will be located within the proposed development and has no objection to the vacation of Centennial Parkway.

The Department of Planning and Zoning does not object to the proposed use at this location.

The Department of Public Works has amended their recommendation and is currently recommending approval with conditions.

RECOMMENDATION:

The Department of Planning and Zoning recommends that the UN-15-04 be approved subject to the following conditions:

1. That UN-15-04 shall comply with the site plan approved for SPR-11-04 and all conditions of approval.
2. The commercial development shall be in compliance with the Commercial Development Standards and Design Guidelines.
3. That utility service equipment shall not be located within any of the perimeter landscape areas.
4. Subsequent expansions or additions to the use shall be subject to Planning Commission review and approval.
5. The use is limited to a financial institution regulated by the federal government.
6. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances
7. Applicant must revise the plans to include Centennial Parkway unless VAC-05-04 is approved.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. 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.
10. All known geologic hazards shall be shown on the tentative map and the civil improvement plans.
11. 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* or as otherwise approved by the Director of Public Works or his designee.

12. Approval of a master transportation study/plan with modeling of twenty year projections is required prior to submittal of civil improvement plans.
13. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Decatur Boulevard frontage.
14. Additional right-of-way dedication required for bus turn-out along the project's Decatur Boulevard frontage.
15. Additional right-of-way dedications may be required as a result of the conclusions of the master transportation study/plan.
16. The driveway number and location are subject to review and approval of the City Traffic Engineer and must meet the standards set forth in the North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.

The application was presented by Marc Jordan, Acting Planning Manager, 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. The following participants came forward:

- ▶ Larry Allen, 1201 N. Decatur Boulevard, #116, Las Vegas, Nevada 89108

Mr. Allen stated he opposes the new Wal-Mart as he feels Wal-Mart is unfair to its employees as he is a former Wal-Mart employee.

- ▶ Julio Esquivel, 1201 N. Decatur Boulevard, Las Vegas, Nevada 89108

Mr. Esquivel stated he opposes this item as there is another Super Wal-Mart three miles away from this area and feels this would be too much for one area.

Chairman Leavitt closed the Public Hearing.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE UN-15-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #16 VAC-05-04, #17 SPR-11-04, #18 UN-15-04, #19 UN-16-04 and #20 T-1062 are related.

19) UN-16-04 (13775) CENTENNIAL MARKETPLACE (Public Hearing)

An application submitted by Focus Commercial Group, property owner, for a use permit in a C-2 General Commercial District to allow a convenience food restaurant. The property is located at the northeast corner of Decatur Boulevard and Centennial Parkway. The Assessor's Parcel Number is 124-19-401-001.

This item was continued from the February 11, 2004, Planning Commission meeting at the request of the applicant.

The applicant has not submitted revised plans for (UN-16-04) to allow a convenience food restaurant, however, revised plans were submitted for SPR-11-04 that includes the site for the convenience food restaurant.

The revised plans submitted for SPR-11-04 addressed most of Planning staff's concerns regarding the Commercial Design Standards. Further, the Rome Boulevard hiatus has been resolved; San Mateo Street has been incorporated into the design of the development; and Kern River has submitted a letter acknowledging that their gas line will be located within the proposed development and has no objection to the vacation of Centennial Parkway.

The Department of Planning and Zoning does not object to the proposed use at this location.

The Department of Public Works has amended their recommendation and is currently recommending approval with conditions.

RECOMMENDATION:

The Department of Planning and Zoning recommends that the UN-16-04 be approved subject to the following conditions:

1. That UN-16-04 shall comply with the site plan approved for SPR-11-04 and all conditions of approval.
2. The commercial development shall be in compliance with the Commercial Development Standards and Design Guidelines.
3. That utility service equipment shall not be located within any of the perimeter landscape areas.
4. Subsequent expansions or additions to the use shall be subject to Planning Commission review and approval.
5. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances
6. Applicant must revise the plans to include Centennial Parkway unless VAC-05-04 is approved.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. 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.
9. All known geologic hazards shall be shown on the tentative map and the civil improvement plans.
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* or as otherwise approved by the Director of Public Works or his designee.

11. Approval of a master transportation study/plan with modeling of twenty year projections is required prior to submittal of civil improvement plans.
12. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Decatur Boulevard frontage.
13. Additional right-of-way dedication required for bus turn-out along the project's Decatur Boulevard frontage.
14. Additional right-of-way dedications may be required as a result of the conclusions of the master transportation study/plan.
15. The driveway number and location are subject to review and approval of the City Traffic Engineer and must meet the standards set forth in the North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.

The application was presented by Marc Jordan, Acting Planning Manager, 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. The following participants came forward:

- ▶ Larry Allen, 1201 N. Decatur Boulevard, #116, Las Vegas, Nevada 89108

Mr. Allen stated he opposes the new Wal-Mart as he feels Wal-Mart is unfair to its employees as he is a former Wal-Mart employee.

- ▶ Julio Esquivel, 1201 N. Decatur Boulevard, Las Vegas, Nevada 89108

Mr. Esquivel stated he opposes this item as there is another Super Wal-Mart three miles away from this area and feels this would be too much for one area.

Chairman Leavitt closed the Public Hearing.

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE UN-16-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #16 VAC-05-04, #17 SPR-11-04, #18 UN-15-04, #19 UN-16-04 and #20 T-1062 are related.

20) T-1062 (13696) CENTENNIAL MARKETPLACE

An application submitted by Focus Commercial Group, property owner, for approval of a tentative map in a C-2 General Commercial District consisting of one commercial lot. The property is located at the northeast corner of Decatur Boulevard and Centennial Parkway. The Assessor's Parcel Number is 124-19-401-001.

This item was continued from the February 11th Planning Commission meeting. The applicant has submitted a revised tentative map that incorporates San Mateo into the design of the tentative map. The vacation of Centennial Parkway is supported by staff and the proposed tentative map is in compliance with the Zoning Ordinance.

The Planning and Zoning Department recommends approval of T-1062 with the following conditions:

1. Applicant must revise the plans to include Centennial Parkway unless VAC-05-04 is approved.
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. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.
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* or as otherwise approved by the Director of Public Works or his designee.
6. Approval of a master transportation study/plan with modeling of twenty year projections is required prior to submittal of the civil improvement plans.
7. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Decatur Boulevard frontage.
8. Additional right of way dedication required for bus turn-out along the project's Decatur Boulevard frontage.
9. Additional right of way dedications may be required as a result of the conclusions of the master transportation study/plan.
10. Driveway number and location are subject to review and approval of the City Traffic Engineer and must meet the standards set forth in the North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.
11. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
12. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

The application was presented by Marc Jordan, Acting Planning Manager, 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.

Commissioner Harry Shull MOVED and Chairman Dean Leavitt SECONDED to APPROVE T-1062 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

21) AMP-12-04 (13735) CENTENNIAL APARTMENTS (Public Hearing)

An application submitted by Ovation Development on behalf of Ovation-A G T J V, LLC, property owner, for an amendment to the Master Plan of Streets and Highways to reduce McCarran Street between Centennial Parkway and Azure Avenue from a 60 foot right-of-way to a 49 foot right-of-way. The Assessor's Parcel Number is 124-25-102-001.

This item was continued from the February 11, 2004 Planning Commission meeting at the request of the applicant.

However, as the applicant also requested an amendment to the original application, this item must be re-noticed with the new information as it is a public hearing item.

The applicant is requesting a total half-street width of 11 feet rather than 19 feet as initially requested.

(from the 2/11/04 Planning Commission meeting):

RECOMMENDATION:

The Planning and Zoning Department recommends that AMP-12-04 be denied as the proposed amendment to the Master Plan of Streets and Highways violates Title 16 and is not in line with the *Clark County Standard Drawings*.

The item was presented by Marc Jordan, Acting Planning Manager, who indicated staff is recommending this item be continued to the 3/10/04 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 Jay Aston MOVED and Commissioner Nelson Stone SECONDED to CONTINUE AMP-12-04 to the 3/10/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 3/10/04.

22) T-1063 (13782) GOLD COAST DEVELOPMENT

An application submitted by Capital City, Inc., on behalf of Marvin R., Ellen R. and Marlin L. Werner, property owners, for approval of a tentative map in an R-E Ranch Estates District (proposed R-1 Single-Family Residential District) consisting of 20 single-family dwellings. The property is located at the southeast corner of Commerce Street and Kraft Avenue. The Assessor's Parcel Number is 139-03-502-002.

This item was continued from the February 11th Planning Commission meeting.

(from the 2/11/04 Planning Commission meeting):

RECOMMENDATION

The Planning and Zoning Department recommends that T-1063 be **continued indefinitely** to allow the applicant sufficient time to submit a revised tentative map incorporating the changes described above and approval from Public Works Department for a preliminary title report.

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 Planning and Zoning Department will have to recommend that T-1063 be **denied**.

However, if the Planning Commission determines that **approval is warranted** at this time, the following conditions are recommended:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. That T-1063 shall become null and void if ZN-17-04 is not approved by City Council.
3. Applicant to provide a preliminary title report for review purposes.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. 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.
6. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.
7. 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* or as otherwise approved by the Director of Public Works or his designee.
8. Dedication of the following right of way is required:
 1. Additional 10' for Commerce street and associated spandrels
 2. 30 feet for Kraft Avenue and associated spandrels
 3. 40 feet along Commerce Street
9. Label the area between Commerce Street and the back of lots 1 - 4.
10. Approval of a traffic study is required prior to submittal of the civil improvement plans.
11. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project 's Commerce Street frontage.

12. Street accesses shall align with the existing streets across from the project. The actual locations are subject to review and approval by the City Traffic Engineer.
13. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
14. 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.
15. Cul-de-sacs must be designed and installed in accordance with Fire Code requirements.
16. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
17. 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. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
18. That T-1063 shall become null and void if ZN-17-04 is not approved by City Council.
19. Applicant to provide a preliminary title report for review purposes.
20. Approval of a drainage study is required prior to submittal of the civil improvement plans.
21. 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.
22. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.
23. 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* or as otherwise approved by the Director of Public Works or his designee.
24. Dedication of the following right of way is required:
 1. Additional 10' for Commerce street and associated spandrels
 2. 30 feet for Kraft Avenue and associated spandrels
 3. 40 feet along Commerce Street
25. Label the area between Commerce Street and the back of lots 1 - 4.
26. Approval of a traffic study is required prior to submittal of the civil improvement plans.
27. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project 's Commerce Street frontage.
28. Street accesses shall align with the existing streets across from the project. The actual locations are subject to review and approval by the City Traffic Engineer.
29. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.

30. 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.
31. Cul-de-sacs must be designed and installed in accordance with Fire Code requirements.
32. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
33. 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.

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

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to CONTINUE T-1063 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

23) T-1065 (13792) VILLAGES AT SIERRA RANCH

An application submitted by American Premiere Homes on behalf of John and Gabriella Michelin, property owners, for approval of a tentative map in an R-E Ranch Estates District (proposed PUD Planned Unit Development District) consisting of 967 single-family dwellings. The property is located at the southeast corner of Commerce Street and Azure Avenue. The Assessor’s Parcel Numbers are 124-27-601-001 and 124-27-701-001.

This item was continued from the February 11th Planning Commission meeting.

(from the 2/11/04 Planning Commission meeting):

RECOMMENDATION:

The Planning and Zoning Department recommends that T-1065 be **continued** until such time that the City Council approves ZN-08-04.

If the applicant is unable or unwilling to continue this item and because State Law requires the applicant’s consent to continue a tentative map, the Planning and Zoning Department has no option, but to recommend denial of T-1065.

If, however, the Planning Commission determines that a **favorable action is warranted** at this time, then the following conditions are recommended:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That ZN-08-04 be approved by the City Council; and
3. That this development comply with all conditions of ZN-08-04; and
4. That the Land Use Tabulation chart on Sheet 1 of 10 shall be amended to reflect the following:

<u>Village No.</u>	<u>Minimum lot size</u>	<u>Area (Acres)</u>	<u>No. of Lots</u>
1	60' x 100' (6,000sf)	20.84	88
2	40' x 90' (3,600sf)	24.15	149
3	43' x 90' (3,870sf)	22.65	159
4	40' x 75' (3,000sf)	17.41	111
5	40' x 75' (3,000sf)	19.12	171
6	60' x 100' (6,000sf)	24.93	90
7	45' x 100' (4,500sf)	23.01	108
8	45' x 100' (4,500sf)	15.88	90

5. That the details provided on sheet 10 of 10 shall not be considered or implied to be “approved” as part of this tentative map; and
6. That the maximum number of lots proposed for this development shall not exceed 966; and
7. That the primary open space areas located at the intersection of Tropical Parkway and Goldfield Street be developed according to the following:
 - Northwest corner (3.03 acres) shall be completed prior to the issuance of the 118th building permit for Villages 1 and 2, combined.
 - Southwest corner (2.99 acres) shall be completed prior to the issuance of the 135th building permit for Villages 3 and 4, combined.
 - Southeast corner (3.69 acres) shall be completed prior to the issuance of the 130th building permit for Villages 5 and 6, combined.
 - Northeast corner (2.05 acres) shall be completed prior to the issuance of the 99th building permit for Villages 7 and 8, combined.

8. That a minimum 15.37 acres of open space be provided within this development and in accordance with the requirements set forth in the Zoning Ordinance; and
9. All common elements must be labeled and are to be maintained by the Homeowner's Association; and
10. That all "Utility Easements" identified on the map be revised to include public pedestrian access easements that conform to North Las Vegas Municipal Code 17.24.210.D.4.a., including but not limited to landscaping and an ADA-compliant meandering sidewalk. The pedestrian accessways shall be open / accessible to all residents at all times; and
11. That the lot configuration and subdivision design are not approved. Changes to the submitted map shall be required prior to the tentative map satisfying all codes and ordinances; and
12. That the perimeter walls be owned and maintained by the homeowners' association; and
13. That corner side yard landscaping be maintained by the homeowners' association; and
14. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
15. That a pedestrian access easement be provided over any / all emergency access easements. The easement(s) shall be landscaped and provided with a meandering sidewalk. The pedestrian access shall be open / accessible to all residents at all times; and
16. Notes shall be placed on the conforming tentative and final maps referencing the applicable conditions of approval, subject to review and approval by Planning staff; and
17. That five (5) copies of the conforming tentative map, incorporating all conditions mentioned herein, be submitted to the Department of Public Works prior to the issuance of any construction permits.
18. 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.
19. Fire access lanes shall be designed, installed, and maintained in accordance with Fire Code requirements.
20. Applicant to provide preliminary title report for review purpose.
21. Applicant to Revise plans to show the east half of Commerce Street as a 60 feet right of way due to it's being offset in this area.
22. Applicant to revise plans to show flared intersections at Tropical Parkway and Commerce Street and at Tropical Parkway and North 5th Street.
23. Show CAT bus turn-outs on North 5th Street near Tropical Parkway, on Tropical Parkway near North 5th, on commerce Street near Tropical Parkway and on Tropical Parkway near Commerce Street.
24. If the interior streets are to be public, the minimum right of way width is 48 feet per *Clark County Area Uniform Standard Drawing* No. 207. If the interior streets are to be private, sidewalk is required on a minimum of one side and the streets must meet the minimum standards for the City of North Las Vegas set forth in *Clark County Area Uniform Standard Drawing* No. 210. Parking is limited to one side of the street and the developer must install no parking signs and provide red-painted curb.

25. The following right of way dedications are required:
 - a. Additional 20 feet for Commerce Street and associated spandrels
 - b. 80 feet for Tropical Parkway and associated spandrels
 - c. 30 feet for Azure Avenue and associated spandrels
 - d. 60 feet for Goldfield Street and associated spandrels
 - e. 30 feet for El Campo Grande Avenue and associated spandrels
 - f. right of way dedication for a CAT bus turn-out on North 5th Street near Tropical Parkway in accordance with Clark County Area Uniform Standard Drawing Number 234.1.
 - g. right of way dedication on Tropical Parkway near North 5th Street
 - h. right of way dedication on Commerce Street near Tropical Parkway
 - i. Right of way dedication on Tropical Parkway near Commerce Street
 - j. Additional right of way for a flared intersection at Tropical Parkway and Commerce Street per Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1 and 245.1.
 - k. Additional right of way for a flared intersection at Tropical Parkway and North 5th Street per Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1 and 245.1.
26. Developer shall be responsible for relocating Nevada Power Company poles from the 40 feet right of way line of Commerce Street to the new 60 feet right of way line.
27. Lots to be renumbered to eliminate duplication.
28. All common elements shall be labeled as such and to be maintained by the homeowners association.
29. Plans are required to show the width of the public utility easement expanded to include street light foundations.
30. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
31. Approval of a master transportation study/plan with modeling of 20 year projections is required prior to submittal of the civil improvement plans.
32. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's North 5th Street, Commerce Street and Tropical Parkway frontages.
33. Access locations along Tropical Parkway are to be aligned across from one another. The locations are subject to review and approval of the City traffic engineer.
34. Entrance streets into a residential subdivision shall provide a minimum right of way width of 60 feet.
35. 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.
36. Approval of a drainage study is required prior to submittal of the civil improvement plans.
37. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.
38. 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* or as otherwise approved by the Director of Public Works or his designee.

39. The prospective homeowners shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm. The notice shall also state the R.C. Farms, in part, is protected by state statutes as an agricultural use.
40. The side lot easements must be revised and conform to North Las Vegas Municipal Code 17.24.210.D.4.a.
41. The Zone A limits of the Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA) must be shown on the tentative map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 3/10/04 Planning Commission meeting.

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to CONTINUE T-1065 to the 3/10/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 3/10/04.

Items #24 AMP-02-04 and #25 VAC-01-04 are related.

24) AMP-02-04 (13227) RUNVEE HOBART (Public Hearing)

An application submitted by Centex Homes on behalf of Runvee Hobart LTD NV c/o Telischak & Company, property owner, for an amendment to the Master Plan of Streets and Highways to delete El Campo Grande Avenue between Pecos Road and Walnut Road and remove the Ann/Walnut curve from Ann Road to Walnut Road. The Assessor's Parcel Number is 123-30-301-001.

This item was continued from the January 14, and February 11, 2004 Planning Commission meetings at the request of the applicant.

(from the 1/14/04 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that AMP-02-04 be **continued indefinitely** to allow the applicant enough time to prepare a traffic study that supports the proposed amendments to the Master Plan of Streets and Highways.

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 Harry Shull MOVED and Commissioner Nelson Stone SECONDED to CONTINUE AMP-02-04 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

Items #24 AMP-02-04 and #25 VAC-01-04 are related.

25) VAC-01-04 (13228) RUNVEE HOBART (Public Hearing)

An application submitted by Centex Homes on behalf of Runvee Hobart LTD, c/o Telischak & Company, property owner, for a vacation of a portion of Ann Road commencing at Pecos Road and proceeding east approximately 5,380 feet. The Assessor's Parcel Numbers are 123-30-301-001 and 123-31-101-001.

This item was continued from the January 14 and February 11, 2004 Planning Commission meetings at the request of the applicant.

To date, no additional information has been received by staff pertaining to this item.

(from the 1/14/04 Planning Commission meeting):

RECOMMENDATION

As the Master Plan of Streets and Highways does not support the proposed vacation, the Development Services Department recommends that VAC-01-04 be **continued** until an amendment to the Master Plan of Streets and Highways that revises the width of Ann Road has been approved.

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

1. A traffic study justifying the proposed vacation must be submitted and approved by the Traffic Engineer.
2. VAC-01-04 shall be null and void if AMP-02-04 is not approved.

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

Commissioner Jay Aston MOVED and Commissioner Nelson Stone SECONDED to CONTINUE VAC-01-04 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

Items #26 ZN-12-04 and #27 T-1059 are related.

26) ZN-12-04 (13637) ANN AND COMMERCE TRAILS (Public Hearing)

An application submitted by Perma-Bilt on behalf of Nevada Business Associates, property owner, for a reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 85 single-family dwellings. The property is located at the southwest corner of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-34-101-0156.

This item was continued from the January 28th and February 11th Planning Commission meetings at the request of the applicant.

(from the 1/28/04 Planning Commission meeting):

RECOMMENDATION:

The Planning and Zoning Department recommends that ZN-12-04 receive a **favorable recommendation** from the Planning Commission and that this item be forwarded to the City Council for final consideration 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; and
2. 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.
3. Fire access lane width shall be designed, installed, and maintained in accordance with the Fire Code.
4. A minimum of two means of fire apparatus access are required to each group of 25 or more residential units.
5. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. 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* or as otherwise approved by the Director of Public Works or his designee.
8. Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas set forth in Clark County Area Uniform Standard Drawing No. 210. Parking is limited to one side of the street and the developer must install no parking signs and provide red-painted curb.
9. Sidewalk is required on a minimum of one side of all interior, private streets.
10. The stub streets shown must be revised to include the recently adopted cul-de-sac design which features a minimum 24 feet back of curb radius.
11. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
12. Approval of a traffic study with queuing analysis is required prior to submittal of the civil improvement plans.
13. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along

Ann Road and Commerce Street.

14. Developer to remove left turn pocket on Ann road.
15. A cost participation agreement is required for the medians on Ann road and Commerce Street. Contact Sonya Spears, Management Analyst, at 633-1975 for additional information.
16. All common elements shall be labeled as such and to be maintained by the homeowners association.
17. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
18. The property owner is required to grant roadway easements where public and private streets intersect prior to civil improvement plan approval.
19. Right of way dedication for a CAT bus turn-out on Commerce Street near Ann Road is required.
20. Dedication of additional right of way is required for a flared intersection at Commerce Street and Ann Road per Uniform Standard Drawings for Public Works' Construction Off-site Improvements Drawing Number 201.1.
21. That the 3,275-square-foot open space area (intended for ages 3-5) identified on the southwest corner of Street D and Street A be relocated to the southeast corner of Street E and Street A; and
22. That corner side lot landscaping, minimum 10 feet in width (which may include the sidewalk), be provided adjacent to all interior corner side lots; and
23. That all perimeter walls be owned and maintained by the homeowners association; and
24. That the developer disclose to prospective home-buyers that corner side lot areas are reserved exclusively for landscaping; and
25. That prospective homeowners shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm; and
26. That measures to achieve a noise reduction, outdoor-to-indoor, of 25 decibels must be incorporated into the design and construction of the dwellings; and
27. That the sidewalk along Ann Road be separated from the back-of-curb by a minimum five feet (5.00') of landscaping; and
28. That a pedestrian access gate be provided from Ann Road at the northern end of Street E; and
29. That a minimum 61,573 square feet of open space shall be provided; and
30. That a minimum 30,000 square feet of open space be constructed prior to the issuance of the 30th building permit. All of the required open space shall be constructed prior to the issuance of the 60th building permit; and
31. That the applicant meet with the Department of Parks and Recreation prior to application of a final development plan to ensure that an appropriate amenities package is provided; and
32. That the total number of lots within this development shall not exceed 85; and

33. That each lot shall have a minimum lot width of 45 feet and a minimum lot depth of 100 feet for a minimum lot size of 4,500 square feet; and
34. That the setbacks shall comply with those established for the R-1 zoning district.

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

Brad Jones, 3011 W. Horizon Ridge, Las Vegas, Nevada 89017 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Nelson Stone MOVED and Commissioner Harry Shull SECONDED to APPROVE ZN-12-04 per staff's recommendations subject to the following changes:

Condition #8 Changed to Read: " Parking is limited to one side of the street and the developer must install no parking signs and provide red-painted curb."

Condition #10 Deleted.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #26 ZN-12-04 and #27 T-1059 are related.

27) T-1059 (13636) ANN AND COMMERCE TRAILS

An application submitted by Perma-Bilt on behalf of Nevada Business Associates, property owner, for approval of a tentative map in an R-E Ranch Estates District (proposed PUD Planned Unit Development District) consisting of 85 single-family dwellings. The property is located at the southwest corner of Commerce Street and Ann Road. The Assessor's Parcel Numbers are 124-07-401-006 and 124-07-401-007.

This item was continued from the January 28th and February 11th Planning Commission meetings.

(from the 1/28/04 Planning Commission meeting):

RECOMMENDATION:

The Planning and Zoning Department recommends that T-1059 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; and
2. That ZN-12-04 be approved by the City Council. If ZN-12-04 is not approved by the City Council, then this map shall be considered null and void; and
3. That this development comply with all conditions of ZN-12-04; and
4. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
5. Fire access lane width shall be designed, installed, and maintained in accordance with the Fire Code.
6. A minimum of two means of fire apparatus access are required to each group of 25 or more residential units.
7. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. 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* or as otherwise approved by the Director of Public Works or his designee.
10. Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas set forth in Clark County Area Uniform Standard Drawing No. 210. Parking is limited to one side of the street and the developer must install no parking signs and provide red-painted curb.
11. Sidewalk is required on a minimum of one side of all interior, private streets.
12. The stub streets shown must be revised to include the recently adopted cul-de-sac design which features a minimum 24 feet back of curb radius.
13. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.

14. Approval of a traffic study with queuing analysis is required prior to submittal of the civil improvement plans.
15. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Ann Road and Commerce Street.
16. Developer to remove left turn pocket on Ann road.
17. A cost participation agreement is required for the medians on Ann road and Commerce Street. Contact Sonya Spears, Management Analyst, at 633-1975 for additional information.
18. All common elements shall be labeled as such and to be maintained by the homeowners association.
19. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
20. The property owner is required to grant roadway easements where public and private streets intersect prior to civil improvement plan approval.
21. Right of way dedication for a CAT bus turn-out on Commerce Street near Ann Road is required.
22. Dedication of additional right of way is required for a flared intersection at Commerce Street and Ann Road per Uniform Standard Drawings for Public Works' Construction Off-site Improvements Drawing Number 201.1.
23. That conditions shall be placed within the "Notes" section of the conforming tentative and final maps referencing the conditions of approval, as deemed appropriate by the Planning and Zoning Department; and
24. That a final development plan for this development shall be reviewed and approved by the Planning Commission prior to submitting a conforming tentative map.

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

Brad Jones, 3011 W. Horizon Ridge, Las Vegas, Nevada 89017 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE T-1059 per staff's recommendations subject to the following changes:

Condition #10 Changed to Read: "Parking is limited to one side of the street and the developer must install no parking signs and provide red-painted curb."

Condition #12 Deleted.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

28) T-1061 (13652) DONNA & N. 5TH

An application submitted by Signature Homes on behalf of Bonnie Denney, Billy Ray and Michelle C. Anthony, Elsie M. Musick and Plaster Development, Inc., property owners, for approval of a tentative map in an R-1 Single-Family Residential District consisting of 108 single-family dwellings. The property is generally located west of Donna Street approximately 210 feet south of Lone Mountain Road. The Assessor's Parcel Numbers are 139-02-101-009, 139-02-101-011, 139-02-101-016, 139-02-101-017, 139-02-101-019, 139-02-110-001, 139-02-110-002, 139-02-110-003, 139-02-110-004, 139-02-110-005, 139-02-110-006, 139-02-110-007, 139-02-110-008, 139-02-110-009, 139-02-110-010 and 139-02-110-011.

This application was continued from the January 28, 2004 and February 11, 2004 Planning Commission meetings at the request of the applicant.

A revised tentative map was submitted on February 17, 2004 which has now been reviewed.

RECOMMENDATION:

The Planning & Zoning Department recommends that T-1061 be **approved** subject to the following conditions:

1. That T-1061 shall become null and void if ZN-02-02 and ZN-15-04 are not approved by the City Council.
2. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
3. That all lots shall meet a minimum lot size of 6,000 square feet.
4. That the development comply with the Single Family Design Guidelines.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. The proposed drainage easements are subject to review and approval with the technical drainage study.
7. Revise lots 43 and 44 to comply with *Clark County Area Uniform Standard Drawing No. 222* (see reference to North Las Vegas) which requires a distance of 7 feet from the property line to the edge of the driveway, which has a minimum width of 12 feet. Therefore, the minimum lot width shall be 26 feet.
8. Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas set forth in Clark County Area Uniform Standard Drawing No. 210. If roll curb is to be used, provide an additional six inches of right of way for each half street.
9. Sidewalk is required on a minimum of one side of all interior private streets.
10. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.
11. 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* or as otherwise approved by the Director of Public Works or his designee.

12. Approval of a traffic study is required prior to submittal of the civil improvement plans.
13. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along North 5th Street.
14. Northerly driveway on Donna Street will not be allowed unless dedication is made for the northern portion of entry and the access drive relocated through parcel 90 for access to North 5th Street.
15. A vacation is required of the public utility easement over Stage Coach Circle, the three feet along all side yards, and the five feet along private streets except over lot 11 as granted per Lone Mountain Ranch Subdivision in Plan Book 42, Page 55 of Clark County records.
16. Prior to civil plan approval, the property owner must grant a pedestrian access easement for sidewalk located outside of the public right of way.
17. A revocable encroachment permit for landscaping in the public right of way is required prior to civil plan approval.
18. The property owner is required to grant roadway easements where public and private streets intersect prior to civil improvement plan approval.
19. The final map shall be labeled as a Merger and Resubdivision.
20. Applicant to provide proof of relinquishment of all privately held utility easements over entire site.
21. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
22. All common elements shall be labeled and must be maintained by the Home Owners Association.
23. 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.
24. 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.
25. Fire access lane width and turning radii shall be designed, installed, and maintained in accordance with the Fire Code.
26. Parking is limited to one side of the street and the developer must install no parking signs and provide red-painted curbs.
27. That the perimeter walls be owned and maintained by the Homeowners' Association.
28. That corner side yard landscaping be maintained by the Homeowners' Association.
29. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
30. All conditions of the approved Tentative Map shall be placed as notes on the Final Map.
31. 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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 3/10/04 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 Harry Shull MOVED and Commissioner Nelson Stone SECONDED to CONTINUE T-1061 to the 3/10/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 3/10/04.

29) UN-01-04 (13080) RESORT GAMING GROUP (Public Hearing)

An application submitted by Resort Gaming Group on behalf of American Land Holdings LLC 50% and APC Losee Ann LLC 50%, property owners, for a use permit in a PUD Planned Unit Development District to allow the "on sale" of alcoholic beverages in conjunction with a restaurant/bar/tavern. The property is generally located at the southwest corner of El Campo Grande Avenue and Losee Road. The Assessor's Parcel Number is 124-26-802-003.

This item was continued from the February 11, 2004 Planning Commission meeting, at the applicant's request, to allow the applicant sufficient time to submit a revised floor plan that indicates the location of the conference/meeting room area. Prior to the February 11, 2004 meeting the applicant submitted a revised site plan.

RECOMMENDATION:

The Development Services Department recommends that UN-01-04 be **approved** subject to the following conditions:

1. That no site plan approval is granted, assumed or implied. All reviewing department and agencies shall reserve the right to provide comments, corrections and conditions related to the site until such time that a final development plan is submitted for review and approval by the Planning Commission.
2. That the applicant file and obtain approval from the Planning Commission for a final development plan for the entire commercial component of the PUD prior to applying for any building permits related to the development of this site.
3. The development shall comply with all conditions of approval for ZN-35-03.
4. The commercial development shall be in compliance with the Commercial Development Standards and Design Guidelines.
5. The applicant shall comply with all parking requirements.
6. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
7. That the applicant shall submit a survey, stamped by a surveyor licensed in the State of Nevada, to the Development Services Department as proof of compliance with the 1,500-foot separation requirement prior to the application for a building permit or business license, whichever is first.
8. That the customers entering the establishment and/or waiting to be seated shall be separated from the bar area by a 100% opaque wall not less than eight (8) feet in height.
9. That the restrooms be located such that patrons are not required to go through the bar area to access those facilities.
10. That windows be provided throughout the building, except where the kitchen and restrooms are proposed to be located, and the windows shall match the style of the approval retail center.
11. That the floor area of the bar shall not exceed 50% of the total public floor area.
12. Approval of a drainage study is required prior to submittal of the civil improvement plans.
13. 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.

14. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.
15. The North arrow should face upward or to the left.
16. The plans should show the limits of the Federal Emergency Management Agency designated Special Flood Hazard Area.
17. 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* or as otherwise approved by the Director of Public Works or his designee.
18. Approval of a traffic study is required prior to submittal of the civil improvement plans.
19. Dedication of additional right of way is required for a flared intersection at Losee Road and Ann Road per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
20. Dedication of right of way is required for bus turn-outs along the project's Losee Road and Ann Road frontages.
21. The amount of driveways and their locations are subject to review and approval of the City of North Las Vegas traffic engineer.
22. Median islands are required along Ann Road and Losee Road frontages. Median openings to be a minimum of 660 feet apart.
23. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Losee Road and Ann Road.
24. Plans are required to show street widths.
25. The property owner is required to grant a roadway easement for commercial driveway(s) prior to approval of the civil improvement plans.
26. Parcel maps 893, 905 and 906 in process will convey required right of way and must record prior to any permit issuance.
27. A revocable encroachment permit for the landscaping in the public right of way is required prior to approval of the civil improvement plans.
28. The property owner is required to grant a pedestrian access easement for sidewalk within any common element prior to approval of the civil improvement plans.
29. The property owner is required to sign a restrictive covenant for utilities prior to civil improvement plan approval.
30. Plans are required to show the 20 foot public utility easement for the existing water line in the "old" Ann Road alignment per document 971015:00755 order of vacation.
31. Fire access lane turning radii shall be designed and installed in accordance with the Fire Code.

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

George Garcia, of G.C. Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014 appeared on behalf of the applicant.

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to APPROVE UN-01-04 per staff's recommendations subject to the following change:

Condition #32 Added to Read: "Tenant Improvements for the bar shall include a room of approximately 300 square feet that could be separated from the rest of the facility, either temporarily or permanently, through the use of architecturally integrated partitions or other method as approved by staff, to accommodate a private or semi private function and then function as part of the regular dining area when not used for special functions."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

PUBLIC FORUM

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

No members of the public came forward.

DIRECTOR'S BUSINESS: None

CHAIRMAN'S BUSINESS: None

ADJOURNMENT: 9:30 PM

A motion to ADJOURN the February 25, 2004 meeting of the Planning Commission of the City of North Las Vegas was made by Chairman Dean Leavitt. Vice-Chairman Marilyn Kirkpatrick SECONDED the motion.

Marilyn Kirkpatrick, Acting Chairman

ATTEST:

Ted Karant, Recording Secretary