

**MINUTES  
CITY OF NORTH LAS VEGAS  
PLANNING COMMISSION**

February 9, 2005

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

**BRIEFING:**

6:30 pm., Conference Room, North Las Vegas City Hall,  
2200 Civic Center Drive

**CALL TO ORDER:**

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

**ROLL CALL:**

Chairman Jay Aston - Present  
Vice-Chairman Jo Cato - Present  
Commissioner Dean Leavitt - Absent  
Commissioner Harry Shull - Present  
Commissioner Steve Brown - Present  
Commissioner Dilip Trivedi - Present  
Commissioner Angelo Carvalho - Present

**STAFF PRESENT:**

Jory Stewart, Planning and Development Director  
Marc Jordan, Planning Manager  
Robert Eastman, Principal Planner  
Ned Thomas, Planner  
James Lewis, Sr. Deputy City Attorney  
Lenny Badger, Manager, Development & Flood Control  
Kevin Futch, PW, Transportation  
Jimmy Johnson, Fire Department  
Tony Taylor, Parks Planner

**VERIFICATION:**

Jo Ann Lawrence, Recording Secretary

**PLEDGE OF ALLEGIANCE:**

Chairman Jay Aston

**MINUTES**

• **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING OF JANUARY 12, 2005.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi and Carvalho

NAYS: None

ABSTAIN: None

**CONSENT AGENDA**

**A. PW-19-05 (19203) WASHBURN CREEK: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY RICHMOND AMERICAN HOMES OF NEVADA, INC. AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$1,154,745.94.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi and Carvalho

NAYS: None

ABSTAIN: None

**B. PW-20-05 (19204) ALEXANDER STATION 3: ACCEPT THE OFF-SITE-IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY SAFECO INSURANCE COMPANY OF AMERICA TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$598,900.78.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi and Carvalho

NAYS: None

ABSTAIN: None

**C. PW-21-05 (19205) CENTENNIAL COMMERCE, UNIT 1: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY TEMPLE DEVELOPMENT CORP. AND ACCEPT THE IRREVOCABLE STANDBY LETTER OF CREDIT IN THE AMOUNT OF \$844,294.28.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi and Carvalho

NAYS: None

ABSTAIN: None

**D. PW-22-05 (19206) NOB HILL TOWNHOMES: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY INSURANCE COMPANY OF THE WEST TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$351,924.27.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi and Carvalho

NAYS: None

ABSTAIN: None

**E. PW-23-05 (19207) NOB HILL TOWNHOMES II: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY SAFECO INSURANCE COMPANY OF AMERICA TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$337,278.54.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi and Carvalho

NAYS: None

ABSTAIN: None

- F. **PW-24-05 (19209) NVE ACTIVE ADULT, UNIT 2, PHASES 1 & 2: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY GULF INSURANCE COMPANY TO RELEASE THE PERFORMANCE BONDS IN THE AMOUNT OF \$1,022,189.80 FOR PHASE 1 AND \$974,582.90 FOR PHASE 2.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi and Carvalho

NAYS: None

ABSTAIN: None

**NEW BUSINESS**

1. **AMP-06-05 (18817) NWC ALLEN LANE & LAKE MEAD BLVD (PUBLIC HEARING). AN APPLICATION SUBMITTED BY AMERICAN LAND HOLDINGS, LLC, ET AL, FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS TO DELETE ALLEN LANE COMMENCING AT LAKE MEAD BOULEVARD AND PROCEEDING NORTH APPROXIMATELY 1,200 FEET; TO DELETE AN UNNAMED STREET COMMENCING AT ALLEN LANE AND PROCEEDING WEST APPROXIMATELY 1,390 FEET; AND TO DELETE WILLIS STREET COMMENCING AT UNNAMED STREET AND PROCEEDING NORTH APPROXIMATELY 500 FEET TO CAREY AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-19-501-008.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of AMP-06-05.

**John Field of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109** appeared on behalf of the applicant stating he concurred with Staff recommendation.

Chairman Jay Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi and Carvalho

NAYS: None

ABSTAIN: None

**2. VAC-03-05 (18820) WALMART (PUBLIC HEARING). AN APPLICATION SUBMITTED BY AMERICAN LAND HOLDINGS, LLC, ET AL., PROPERTY OWNER, TO VACATE ALLEN LANE BETWEEN LAKE MEAD BOULEVARD AND CAREY AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-19-501-008.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of VAC-03-05 subject to the following condition:

1. VAC-03-05 shall be null and void if AMP-06-05 is not approved.

**John Field of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109** appeared on behalf of the applicant stating he concurred with Staff recommendation.

Chairman Jay Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi and Carvalho

NAYS: None

ABSTAIN: None

3. **ZN-04-05 (18700) RIVERWALK TWILIGHT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D. R. HORTON, INC., PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING 159 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF SAN MATEO STREET AND TROPICAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-30-203-002.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending ZN-04-05 be continued to allow the applicant time to address the open space issue.

**Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109** appeared on behalf of the applicant stating he would agree to continuing ZN-04-05 to February 23, 2005.

Chairman Jay Aston opened the Public Hearing and stated it would remain open.

ACTION: CONTINUED TO FEBRUARY 23, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

4. **T-1148 (18692) RIVERWALK TWILIGHT. AN APPLICATION SUBMITTED BY D. R. HORTON, INC., PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (PROPOSED PUD PLANNED UNIT DEVELOPMENT DISTRICT) CONSISTING OF 159 SINGLE FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF TROPICAL PARKWAY AND VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-30-203-002.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending T-1148 be continued to allow the applicant time to address the open space issue.

**Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109** appeared on behalf of the applicant stating he would agree to continuing T-1148 to February 23, 2005.

ACTION: CONTINUED TO FEBRUARY 23, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None



**5. UN-04-04 (18846) CENTENNIAL & SIMMONS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY RESORT GAMING GROUP ON BEHALF OF SIMMONS 15 LLC C/O GREAT AMERICAN CAPITAL, PROPERTY OWNER, FOR AN EXTENSION OF TIME ON A PREVIOUSLY APPROVED USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW THE "ON SALE" OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A TAVERN. THE PROPERTY IS GENERALLY LOCATED EAST OF SIMMONS STREET AND APPROXIMATELY 540 FEET SOUTH OF CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-29-501-004.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of UN-04-04 subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, the development shall comply with all applicable codes and ordinances with the following exception:
  - a. The building may be oriented to the rear of the site.
2. 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 of a business license or building permit.
3. Fire access lane turning radii shall be designed and installed in accordance with the Fire Code.
4. That the restrooms be located such that patrons are not required to go through the bar area to access those facilities.
5. 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 approved retail center.
6. That the floor area of the bar shall not exceed 50% of the total public restaurant floor area.
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 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. North Las Vegas Municipal Code 16.20.050 (G) states "Whenever a subdivision abuts upon an undedicated and/or unimproved street, the subdivider shall provide as part of the subdivision, the necessary improvements for the portion of the street contained within the subdivision boundaries". Therefore, half street improvements are required for Simmons Street and Centennial Parkway.
11. Approval of a traffic study is required prior to submittal of the civil improvement plans.
12. Dedication of additional right of way is required for continuation of the flared intersection at Simmons Street and Centennial Parkway per Uniform Standard Drawings for Public Works' construction Off-site Improvements Drawing Number 201.1.
13. Right of way dedication is required for a bus turnout along the Centennial Parkway frontage.
14. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Centennial Parkway and Simmons Street frontages.
15. The median openings shall be a minimum of 660 feet apart.
16. The property owner is required to grant a roadway easement for commercial driveway(s) prior to approval of the civil improvement plans.
17. A Merger and Resubdivision parcel map is required to be filed to create the parcel.
18. A multi-purpose room, to be used exclusively for dining, drinking or meeting activities, with no pool table, shall be included in the plan.
19. The streetscape and plant palette along Simmons Street and Centennial Parkway shall match the Aliante development to the north.
20. This use permit shall expire on August 9, 2005.

**George Garcia of G.C. Garcia, Inc., 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014** appeared on behalf of the applicant stating he concurred with Staff

recommendation.

Chairman Jay Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Chairman Aston

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi,  
and Carvalho

NAYS: None

ABSTAIN: None

**6. UN-159-04 (17874) STOP & GO TIRE SHOP (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JUAN SILVA, ON BEHALF OF CRYSTAL CASCADES, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE SERVICE FACILITY. THE PROPERTY IS LOCATED AT 2640 NORTH LAS VEGAS BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-13-304-006.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of UN-159-04 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 UN-159-04 is site-specific and non-transferable; and
3. Approval of a traffic study is required prior to submittal of the civil improvement plans. Concurrence from the Nevada Department of Transportation is required.
4. Driveway sizes and locations are subject to review and approval of by the City of North Las Vegas Traffic Engineer and/or Nevada Department of Transportation.
5. A merger and resubdivision parcel map or other appropriate mapping is required to consolidate the parcels. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
6. All work shall be performed within a building.
7. No outside over-night parking of vehicles awaiting repairs shall be permitted, unless screened in accordance with the requirements in the Zoning Ordinance.
8. All areas where vehicles are permitted to drive shall be paved.
9. A minimum two parking stalls per bay, plus one per employee, shall be identified for the subject auto service use.
10. The subject special use permit is limited to tire sales, replacement and / or repairs. As part of this special use permit, other minor auto services (i.e., oil change and lube, tire balancing, tire rotations and oil filter replacement) may be performed.
11. Landscaping along Las Vegas Boulevard shall be in compliance with the Commercial Development Standards and Design Guidelines

12. All required improvements shall be properly permitted and inspected prior to approval of a business license.
13. All storage areas, as identified on the submitted site plan, shall be screened in accordance with the requirements in the Zoning Ordinance.

**Juan Silva, 501 Carpenter Drive, Las Vegas, NV 89107 and Debra Mendoza (translating) 4740 Cedar Ranch Court, North Las Vegas, NV 89031** stated she was translating for her father and Mr. Silver was applying for an application to open a tire shop.

**Mr. I. Patel, owner of Barker Motel, 2600 Las Vegas Blvd. North, North Las Vegas, NV 89030** stated he was opposed because the business would create too much noise being located next to a motel.

Chairman Aston closed the Public Hearing.

Ms. Mendoza stated Mr. Silva was agreeable to the conditions recommended by Staff.

Chairman Aston asked the applicant what the hours of operation would be. Mr. Silva responded the hours of operation would be from 8 a.m. to 5 p.m.

ACTION: APPROVED WITH THE ADDITION OF CONDITION NO. 14 TO READ AS FOLLOWS: *"THE HOURS OF OPERATION WILL BE FROM 8 A.M. TO 6 P.M."*

MOTION: Commissioner Shull

SECOND: Chairman Aston

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi and Carvalho

NAYS: None

ABSTAIN: None

**7. FDP-03-05 (18844) MARLIDA. AN APPLICATION SUBMITTED BY US HOME, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF 57 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF ROME BOULEVARD AND MCCARRAN STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-24-301-005.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of FDP-03-05 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. That the development comply with all conditions of approval of ZN-09-04 and T-1056.
3. The following park amenities shall be provided within the open space:
  - a. Circuitous lighted paths
  - b. A minimum of 20 24-inch box trees per acre
  - c. 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramadas
  - d. One large open space area for group / organized play
  - e. One large group shade area / gazebo (30' diameter), lighted
  - f. Picnic tables and barbecue grills
  - g. Benches spaced along park pathways
  - h. Details of amenities to be provided

**Susan Johnston of Stanley Consultants, 5820 South Eastern, Las Vegas, NV 89119** appeared on behalf of the applicant stating she concurred with Staff recommendation.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

8. **SPR-36-04 (17254) CENTENNIAL CROSSING TOWNHOMES. AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF UNLIMITED HOLDINGS, INC., PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-2 FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS GENERALLY LOCATED SOUTH OF CENTENNIAL PARKWAY AND APPROXIMATELY 500 FEET EAST OF FERRELL STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-29-101-002.**

The applicant requested SPR-36-04 be continued to April 13, 2005.

ACTION: CONTINUED TO APRIL 13, 2005

MOTION: Commissioner Trivedi

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi and Carvalho

NAYS: None

ABSTAIN: None

**9. SPR-38-04 (18849) REVERE MARKETPLACE. AN APPLICATION SUBMITTED BY MESA INVESTMENTS, PROPERTY OWNER, TO AMEND AN APPROVED SITE PLAN TO ALLOW THE EXISTING STRAIGHT SIDEWALK IN LIEU OF A MEANDERING SIDEWALK ALONG CRAIG ROAD. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF REVERE STREET AND CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-04-701-002.**

The application was presented by Ned Thomas, Planner on behalf of Staff who indicated Staff was recommending approval of SPR-38-04 with Condition No. 13 changed to read, "Curvilinear sidewalks shall not be required along Craig Road where standard straight sidewalks have been installed as part of an approved SID project and continue to be maintained in good condition."

**Michael Bradshaw, Bradshaw & Associates, 5858 South Pecos Road, Suite 100, Las Vegas, NV 89120** appeared on behalf of the applicant stating he concurred with Staff's recommendation.

ACTION: APPROVED WITH CONDITION NO. 13 TO READ: "CURVILINEAR SIDEWALKS SHALL NOT BE REQUIRED ALONG CRAIG ROAD WHERE STANDARD STRAIGHT SIDEWALKS HAVE BEEN INSTALLED AS PART OF AN APPROVED SID PROJECT AND CONTINUE TO BE MAINTAINED IN GOOD CONDITION."

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None



10. **T-1126 (18850) REVERE-MARKETPLACE. AN APPLICATION SUBMITTED BY MESA INVESTMENTS, PROPERTY OWNER, TO AMEND AN APPROVED TENTATIVE MAP TO ALLOW THE EXISTING STRAIGHT SIDEWALK IN LIEU OF A MEANDERING SIDEWALK ALONG CRAIG ROAD. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF REVERE STREET AND CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-04-701-002.**

The application was presented by Ned Thomas, Planner on behalf of Staff who indicated Staff was recommending approval of T-1126 with Condition No. 8 to read: "Curvilinear sidewalks shall not be required along Craig Road where standard straight sidewalks have been installed as part of an approved SID project and continue to be maintained in good condition."

**Michael Bradshaw, Bradshaw & Associates, 5858 South Pecos Road, Suite 100, Las Vegas, NV 89120** appeared on behalf of the applicant stating he concurred with Staff's recommendation.

ACTION: APPROVED WITH CONDITION NO. 8 TO READ: "CURVILINEAR SIDEWALKS SHALL NOT BE REQUIRED ALONG CRAIG ROAD WHERE STANDARD STRAIGHT SIDEWALKS HAVE BEEN INSTALLED AS PART OF AN APPROVED SID PROJECT AND CONTINUE TO BE MAINTAINED IN GOOD CONDITION."

MOTION: Commissioner Shull

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

11. **SPR-52-04 (17257) SWC CENTENNIAL-SIMMONS. AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL, ON BEHALF OF UNLIMITED HOLDINGS, INC., PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW THREE (3) OFFICE BUILDINGS TO BE ORIENTED TOWARDS THE REAR OF THE PROPERTY WHERE BUILDINGS ARE REQUIRED TO BE ORIENTED TOWARDS THE FRONT OF THE PROPERTY. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-29-101-002.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff had no objection to the waiver request for Pad No. 1 and would recommend that additional landscaping be required at the corner to screen the drive-thru lane from the public right-of-way. Staff does not support the waiver of the building orientation for Pad No. 2 because the applicant was asked to redesign the site. With the present design, Pad No. 2 would have a driveway that cuts right through the building proposed on the development continued earlier. There are concerns how the site will be designed and developed. There is also a portion of the commercial site that is not indicated on the site plan and should be included. Therefore, Staff is recommending SPR-52-04 be continued, unless the applicant is willing to ask for approval of Pad No. 1 only which Staff would support.

**Bill Curran of Curran and Parry, 300 South 4<sup>th</sup> Street, Las Vegas, NV 89102** appeared on behalf of the applicant stating he understood Staff's concerns and asked for approval of Pad No. 1 and asked that Condition No. 5 be amended and the plaza area set back from each right-of-way be a minimum of 15 feet of landscaping. Mr. Curran also asked to delete Item Nos. 10 and 14 as they do not apply to Pad No. 1.

Commissioner Harry Shull asked if there was pavement behind the wall and if there were trees in the planter on the inside. Mr. Curran responded he was told by the applicant's representative that there are trees in the back of the planter and on the interior to provide shade.

**ACTION:** APPROVED WITH ADDITIONAL CONDITION THAT "APPROVAL IS FOR PAD NO. 1 ONLY," DELETING CONDITION NOS. 10 AND 14 AND AMENDING THE 20 FEET OF LANDSCAPING IN CONDITION NO. 5 TO "15 FEET OF LANDSCAPING."

**MOTION:** Commissioner Shull

**SECOND:** Commissioner Brown

**AYES:** Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho

**NAYS:** None

**ABSTAIN:** None

12. **SPR-04-05 (18842) ALEXANDER & PECOS INDUSTRIAL. AN APPLICATION SUBMITTED BY INSIGHT HOLDINGS, ON BEHALF OF A&P 8, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO REDUCE THE PERIMETER LANDSCAPING TO 10 FEET WHERE 20 FEET IS REQUIRED, AND TO REMOVE THE LANDSCAPE ISLAND REQUIREMENT AT THE END OF PARKING ROWS FOR PARKING AREAS WHICH ARE LOCATED WITHIN ENCLOSED YARDS. THE PROPERTY IS GENERALLY LOCATED AT THE NORTHEAST CORNER OF BAY LAKE TRAIL AND KIER ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-12-510-011, 139-12-510-020, 139-12-510-021, 139-12-510-032, 139-12-510-033, 139-12-510-034, 139-12-510-035, AND 139-12-510-036.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval subject to the following conditions:

1. That development comply with all requirements of the Industrial Design Guidelines except:
  - a. Perimeter landscaping along Neeham Road, Bellington Road, Ringstar Road and Octagon Road may be reduced to ten (10) feet in width.
  - b. That the requirement for landscape islands at the ends of parking rows be waived for parking lots located within enclosed storage yards.
2. Berms or low walls along Neeham Road, Octagon Road, Bellington Road, Ringstar Road and Kier Road must be provided to screen parking lots from the roadway as required by the Industrial Design Guidelines.

**Tom Dombrowski of Insight Development, 3068 E. Sunset Road, Suite 7, Las Vegas, NV 89120** appeared on behalf of the applicant stating he concurred with Staff recommendation.

Commissioner Harry Shull disclosed he is a partner with Insight Holdings on a project in another part of town and has no interest in this project and does not feel his involvement would impair his ability to vote on this item.

ACTION: APPROVED

MOTION: Vice-Chairman Cato

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

**13. T-1153 (18776) LAKE MEAD COMMERCIAL PARK. AN APPLICATION SUBMITTED BY SHAVEL, LLC, ON BEHALF OF FAE HOLDINGS 102979R LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 1 INDUSTRIAL LOT. THE PROPERTY IS GENERALLY LOCATED ON LAKE MEAD BOULEVARD APPROXIMATELY 650 FEET EAST OF ALLEN LANE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-20-202-006, 139-20-202-007, 139-20-202-008, AND 139-20-202-014.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of T-1153 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. That the development comply with all conditions of approval of ZN-05-01.
3. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
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. City of Las Vegas concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans.
8. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Lake Mead Boulevard frontage if not already existing.
9. The size and number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.130. Conformance may require modifications to the site.
10. Dedication and construction of the following streets and/or half streets is required

per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100.B:

- a. A portion of Lake Mead Boulevard
  - b. Coran Lane
11. A revocable encroachment permit for landscaping within the public right of way is required.
  12. All Nevada Power Company easements and poles must be shown. The poles shall be fully located within the landscape area and if the relocation of any poles is required it will be at the expense of the developer.
  13. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
  14. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
  15. The property owner is required to grant a roadway easement for commercial driveway(s).
  16. The property owner is required to sign a restrictive covenant for utilities.

**Ernie Freggiaro of Integrity Engineering, 2480 E. Tompkins Avenue #232, Las Vegas, NV 89121** appeared on behalf of the applicant stating he concurred with Staff recommendation and asked for clarification on item Nos. 5 and 6. He asked why Public Works was requiring approval of the drainage study from Clark County Regional Flood Control and the City of Las Vegas. Lenny Badger of Public Works responded the property was in proximity of a regional flood control facility. It was a standard condition and a courtesy concurrence they get through the Regional Flood Control District on these types of projects and also the same situation with the City of Las Vegas.

**ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION**

**MOTION: Commissioner Shull**

**SECOND: Commissioner Brown**

**AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho**

**NAYS: None**

**ABSTAIN: None**

**14. T-1154 (18815) NWC ALLEN LANE & LAKE MEAD. AN APPLICATION SUBMITTED BY AMERICAN LAND HOLDINGS, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN M-2 GENERAL INDUSTRIAL DISTRICT (PROPOSED C-2 GENERAL COMMERCIAL DISTRICT) CONSISTING OF 4 COMMERCIAL LOTS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF ALLEN LANE AND LAKE MEAD BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-19-501-008.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of T-1154 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. That SPR-55-04 be approved prior to recordation of the final map.
3. That SPR-55-04 be approved prior to the issuance of any building permits for the subject site.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
4. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Lake Mead Boulevard and Carey Avenue frontages if not already existing.
5. The size and number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.130. Conformance may require modifications to the site.
6. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
7. The property owner is required to grant a roadway easement for commercial driveway(s).
8. A revocable encroachment permit for landscaping within the public right of way is required.
9. All Nevada Power Company easements and poles must be shown. The poles shall be fully located within the landscape area and if the relocation of any poles is required it will be at the expense of the developer.

10. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
11. The property owner is required to sign a restrictive covenant for utilities.
12. VAC-03-05 shall record concurrently with the final map.
13. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
14. Approval of a drainage study is required prior to submittal of the civil improvement plans.
15. 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.

**John Field of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109** appeared on behalf of the applicant stating he concurred with Staff recommendation and added he had received a letter from Station Casinos stating they supported the project and felt it would be a nice addition to the community.

**ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION**

**MOTION: Commissioner Shull**

**SECOND: Vice-Chairman Cato**

**AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho**

**NAYS: None**

**ABSTAIN: None**

**15. T-1155 (18828) PARK AT NORTHPOINTE. AN APPLICATION SUBMITTED BY SUMMIT ENGINEERING CORPORATION, ON BEHALF OF GSG ALEXANDER, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT CONSISTING OF 1 COMMERCIAL LOT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF ALEXANDER ROAD AND MARTIN LUTHER KING BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-04-701-018, AND 139-04-801-013.**

The application was presented by Ned Thomas, Planner on behalf of Staff who indicated Staff was recommending approval of T-1155 subject to the following conditions:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. The development of this site shall comply with all conditions of approval for SPR-03-05.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans.
4. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Martin Luther King Boulevard and Alexander Road frontages.
5. The size and number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.130. Conformance may require modifications to the site.
6. Right-of-way dedication and construction of a CAT bus turn-out is required on Martin L. King Boulevard near Alexander Road. It is suggested that the applicant provide the bus stop placement within the exclusive right turn lane for the property per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.3.
7. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
8. The property owner is required to grant a roadway easement for commercial driveway(s).
9. The property owner is required to sign a restrictive covenant for utilities.



10. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
11. A revocable encroachment permit for landscaping within the public right of way is required.
12. All Nevada Power Company easements and poles must be shown. The poles shall be fully located within the landscape area and if the relocation of any poles is required it will be at the expense of the developer.
13. Approval of a drainage study is required prior to submittal of the civil improvement plans.
14. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.

**John Mulky of Summit Engineering, 1421 E. Sunset Road, Las Vegas, NV 89119** appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Shull

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

**OLD BUSINESS**

16. **VAC-31-04 (16894) ENGLE AVENUE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PICERNE DEVELOPMENT CORPORATION ON BEHALF OF MARLIDA, INC., PROPERTY OWNER, TO VACATE THE SOUTHERLY HALF (30- FEET) OF THE ENGLE AVENUE RIGHT-OF-WAY COMMENCING AT LOSEE ROAD AND PROCEEDING EAST APPROXIMATELY 559 FEET. THE ASSESSOR'S PARCEL NUMBER IS 124-24-301-001. (CONTINUED SEPTEMBER 22, OCTOBER 27, DECEMBER 8, 2004 AND JANUARY 12, 2005)**

The application was presented by Ned Thomas, Planner on behalf of Staff who indicated Staff was recommending approval of VAC-31-04 subject to the following condition:

1. The vacation must record concurrently with the dedication of Cul-de-sac. Should the Order of Vacation not record within one year from the approval date, the vacation shall be deemed null and void.

**Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109** appeared on behalf of the applicant asking for the wording on Condition No. 1 to be amended. There will be no final maps recorded and asked that the wording in the first sentence be amended to read: "The vacation must record concurrently with the dedication of the cul-de-sac."

ACTION: APPROVED WITH CONDITION NO. 1 AMENDED TO READ: "THE VACATION MUST RECORD CONCURRENTLY WITH THE DEDICATION OF THE CUL-DE-SAC. SHOULD THE ORDER OF VACATION NOT RECORD WITHIN ONE YEAR FROM THE APPROVAL DATE, THE VACATION SHALL BE DEEMED NULL AND VOID."

MOTION: Commissioner Shull

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

**17. SPR-45-04 (16893) DEER SPRINGS & LOSEE. AN APPLICATION SUBMITTED BY PICERNE DEVELOPMENT CORPORATION, ON BEHALF OF MARLIDA, INC., PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT TO ALLOW A MULTI-FAMILY DEVELOPMENT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF LOSEE ROAD AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 124-24-301-001 AND 124-24-301-002. (CONTINUED SEPTEMBER 22, OCTOBER 27, DECEMBER 8, 2004 AND JANUARY 12, 2005)**

The application was presented by Ned Thomas, Planner on behalf of Staff who indicated Staff was recommending approval of SPR-45-04 subject to the following condition:

1. 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 be in full compliance with the Multi-Family Residential Development Standards and Design Guidelines
3. The site plan submitted with this request shall not be considered or implied to be "approved" unless AMP-69-04, ZN-83-04, and VAC-31-04 are all approved.
4. The development shall not exceed 455 dwelling units.
5. Additional pedestrian walkways, as approved by staff, shall be provided at both ends and near the middle of all large parking areas within the development..
6. The installation of sprinklers for fire suppression is required in each residential unit, with alarms transmitted to a central monitoring station.
7. Fire access lane turn radii must be designed and installed in accordance with Fire Code requirements.
8. At minimum, the following list of amenities should 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 (ref: ASTM Playground Equipment for Public Use, sec. 6.2-6.3), and accompanying shade ramada
  - d. At least one large open space area for group / organized play
  - e. One large group shade area / gazebo (30' diameter), lighted
  - f. Picnic tables and barbecue grills

- g. Benches spaced along park pathways
  - h. Two swimming pools with cabanas and one spa. The cabanas will house the restrooms required by the Clark County Health Department.
  - i. Details of amenities to be provided
9. The applicant shall provide the Planning and Development Department with a written memorandum of approval from the Department of Parks & Recreation specifying all approved amenities for this development. All items mentioned herein shall be satisfied prior to submittal of the Civil Improvement Plans or the recordation of any maps.
10. Right-of-way dedication and construction of a CAT bus turn-out is required on Deer Springs Way east of Losee Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
11. Right-of-way dedication and construction of a flared intersection is required at Deer Springs Way and Losee Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
12. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100.B:
  - a. Losee Road
  - b. Deer Springs Way
  - c. McCarran Street
13. An acceptable cul-de-sac bulb shall be constructed at the northern end of the Unnamed Street to the south per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements*.
14. Approval of a traffic study, including a 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 Losee Road and Deer Springs Way.
16. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
17. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.

18. A revocable encroachment permit for landscaping within the public right of way is required.
19. All Nevada Power Company easements and poles must be shown. The poles shall be fully located within the landscape area and if the relocation of any poles is required it will be at the expense of the developer.
20. The property owner is required to grant roadway easements where public and private streets intersect.
21. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
22. Approval of a drainage study is required prior to submittal of 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.

**Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109** appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Shull

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

18. **AMP-108-04 (18251) CAMINO AL NORTE/RANCHO DEL NORTE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CAMINO AL NORTE PROPERTIES, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF NEIGHBORHOOD COMMERCIAL TO MHDR MEDIUM-HIGH DENSITY RESIDENTIAL. THE PROPERTY IS LOCATED EAST OF CAMINO AL NORTE APPROXIMATELY 110 FEET SOUTH OF RANCHO DEL NORTE DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-34-410-011. (CONTINUED DECEMBER 22, 2004 AND JANUARY 12, 2005)**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending denial of AMP-108-04 as there is single-family or low density residential on two sides and there are other office commercial developments across the street and to the north and Staff feels the existing commercial land use category would be more appropriate for this site.

**Bill Curran of Curran and Parry, 300 South 4<sup>th</sup> Street, Las Vegas, NV 89102** appeared on behalf of the applicant stating the proposed project would be consistent with the neighborhood. He stated the project was designed under the old parking code and had excess parking at that time. One of the developers point, was a two car garage was not big enough for most people, so the doors are extra wide, two and one half car garages. He stated now the project is four spaces short of parking. He stated he would be willing to add the spaces in the future and asked for approval with the condition that the applicant comply with the new parking ordinance and will show those spaces on the plan before the item is heard by City Council.

Chairman Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

Commissioner Harry Shull asked Staff if this item were approved, if there would be conditions of approval. Mr. Eastman responded the conditions would be on ZN-127-04 and SPR-65-04.

Mr. Curran stated this was originally planned for Residential and a change was requested to rezone it to Commercial and now this request is to rezone it back to Residential.

Commissioner Steve Brown stated he felt North Las Vegas needed good, high quality affordable housing and higher density seems to be the way to achieve it. However, he supports Staff, the density is too much for that area and would not be supporting this application.

Commissioner Harry Shull stated he felt there had been a number of different projects planned for this site and is not opposed to this project.

Commissioner Jay Aston felt the commercial north of the wash is developing and he would like to see more high density projects of a higher quality but not at the expense of encroaching on the commercial.

Commissioner Angelo Carvalho stated he felt there was enough commercial in the area and was not opposed to residential.

Commissioner Dilip Trivedi supported the project as it had previously been zoned residential.

Vice-Chairman Jo Cato asked Staff if the wash ran through any part of the property. Staff responded it was right along the northern boundary. Vice-Chairman Cato stated she would support the project because it was an odd shape and felt this was a nice in-fill project.

Commissioner Brown asked Mr. Curran if he had a chance to meet with the neighbors or hold neighborhood meetings on the project. Mr. Curran responded he had not. He stated his client had tried to market the property to restaurants but they felt the site was not appropriate.

**ACTION:** APPROVED

**MOTION:** Commissioner Shull

**SECOND:** Commissioner Carvalho

**AYES:** Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Trivedi, and Carvalho

**NAYS:** Commissioner Brown

**ABSTAIN:** None

19. **ZN-127-04 (18244) CAMINO AL NORTE/RANCHO DEL NORTE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CAMINO AL NORTE PROPERTIES, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 146 TOWNHOMES. THE PROPERTY IS LOCATED EAST OF CAMINO AL NORTE APPROXIMATELY 110 FEET SOUTH OF RANCHO DEL NORTE DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-34-410-011. (CONTINUED DECEMBER 22, 2004 AND JANUARY 12, 2005)**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending continuance to allow the applicant time to revise their site plan to comply with the parking regulations and to comply with the landscape requirements, specifically, the perimeter landscaping which is currently less than the 20 feet required and currently there is parking located within the 20 foot landscape buffer. The applicant is currently showing the buffer as part of their open space and it is part of their calculation for open space.

**Chris Arambula of LR Nelson 6765 West Russell Road, #200, Las Vegas, NV 89118** appeared on behalf of the applicant stating the amount they were encroaching with the parking spaces was a very minimal percentage along the channel. They added amenities and when that was done, they encroached about 10 feet. He asked for a waiver of the encroachment if the parking requirements were met.

**Bill Curran of Curran and Parry, 300 South 4<sup>th</sup> Street, Las Vegas, NV 89102** appeared on behalf of the applicant stating none of the area where they encroach into the 20 foot landscape buffer are adjacent to single-family homes. They are over landscaped and have more open space than required. The parcel is irregular and things that work on a rectangular shaped piece, do not work on an irregular shaped lot.

Chairman Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

Commissioner Harry Shull asked the applicant if they would be able to address the conditions and come back with the proper waivers and the landscape encroachment could be addressed later. Mr. Curran responded his client was agreeable to that.

Chairman Aston stated if the zoning were continued, the site plan would also need to be continued and asked the time frame of the continuance. Mr. Curran responded two weeks would be enough time.



The applicant requested ZN-127-04 be continued to February 23, 2005.

Chairman Aston reopened the Public Hearing.

ACTION: CONTINUED TO FEBRUARY 23, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi,  
and Carvalho

NAYS: None

ABSTAIN: None

20. **SPR-65-04 (18243) CAMINO AL NORTE/RANCHO DEL NORTE. AN APPLICATION SUBMITTED BY CAMINO AL NORTE PROPERTIES, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 146 TOWNHOMES. THE PROPERTY IS LOCATED EAST OF CAMINO AL NORTE APPROXIMATELY 110 FEET SOUTH OF RANCHO DEL NORTE DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-34-410-011. (CONTINUED DECEMBER 22, 2004 AND JANUARY 12, 2005)**

The applicant requested SPR-65-04 be continued to February 23, 2005

ACTION: CONTINUED TO FEBRUARY 23, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

21. **AMP-02-05 (18454) LONE MOUNTAIN & SIMMONS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CELEBRATE HOMES ON BEHALF OF THE LIED FOUNDATION TRUST, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF NEIGHBORHOOD COMMERCIAL TO MHDR MEDIUM HIGH DENSITY RESIDENTIAL. THE PROPERTY IS GENERALLY LOCATED EAST OF SIMMONS STREET AND APPROXIMATELY 370 FEET NORTH OF LONE MOUNTAIN ROAD. THE ASSESSOR'S PARCEL NUMBER IS124-32-810-001. (CONTINUED JANUARY 12, 2005)**

Commissioner Harry Shull stated his company had an interest in this project and would be abstaining.

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of AMP-02-05.

**Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109 and Dave Clapsaddle of G.C. Garcia, Inc., 1711 Whitney Mesa, Suite 110, Henderson, NV 89014** appeared on behalf of the applicant. Mr. Gronauer asked that his comments from the January 12, 2005 Planning Commission meeting be incorporated into this item. He stated when the neighbors were met with previously, they adamantly stressed they did not want to see any attached product, meaning duplexes, triplexes, fourplexes, because of the connotation, when you have attached homes you will bring in apartment dwellers and they did not want that in their neighborhood. There was a neighborhood meeting on February 8, 2005 with the general neighborhood who were met with initially, and Mr. Garcia was going to try to make a presentation to the Home Owners Association Board, with respect to some of the changes that were being made. He stated they believe in good faith, that some of the changes being made to the site plan itself was leading in the direction the neighbors wanted. They are in the process of submitting some type of Planned Unit Development application on the property and trying to address the concerns of the neighbors. In doing so, they have come up with a proposed conceptual plan of a Planned Unit Development of what is known as the small lot development. They will continue to work with the neighbors and in the future hope to be able to present a single-family detached product that is not the same as the Renaissance to the north of the project but somewhat similar on smaller lots, less than 3500 square feet.

Chairman Jay Aston opened the Public Hearing.

Chairman Aston asked Staff if this item was currently zoned Neighborhood Commercial on the Master Plan but was hard zoned a PUD. Marc Jordan, Planning Manager responded that was correct. On the Comprehensive Plan it shows Neighborhood Commercial and the

zoning is PUD and the PUD allows commercial development on this parcel. Chairman Aston asked if the Master Plan were to change to Medium High Density Residential, what the density would be. Mr. Jordan responded at this time, if it were redesignated to Medium High Density under the exiting zoning, it would still be PUD for Commercial but the Medium High Density allowed up to 13 units per acre. If they were to get a rezoning to R-2 as proposed, the maximum density would be 13 units per acre. If they were real specific and came in with a PUD, it would be limited to what the PUD was approved for but would not be able to exceed 13 units per acre.

The following participants came forward:

- **John Russiello, 2414 Paradise Isle Avenue, North Las Vegas, NV 89031** appeared on behalf of his Home Owners Association and stated he did not feel there had been any changes and was opposed to this project and does not want high density in the area.
- **Zayda Russiello, 2414 Paradise Isle Avenue, North Las Vegas, NV 89031** was opposed but did not wish to speak on the item.
- **Allen Howard, 2121 Royal Antilles Court, North Las Vegas, NV 89031** stated he was opposed to high density and felt the project would bring more rental property to the area.
- **Michael Mallett 5138 Marshall Island Court, North Las Vegas, NV 89031** stated he was opposed to the project and was concerned if this item were approved, the plans could be changed later or the property could be sold and the plans would be changed to a much higher density than what was proposed at the neighborhood meeting.
- **Carolyn Lockhart, 4957 Athens Bay Place, North Las Vegas, NV 89031** stated she was opposed to anything but single-family in this area.
- **Frieda Rapp, 2314 Costa Palma Avenue, North Las Vegas, NV 89031** stated she was opposed to medium-high density.
- **Bernice Wingo, 5122 Figi Island Court, North Las Vegas, NV 89031** stated she was undecided whether or not she supported the project.
- **David Kruck 2021 Royal Antilles Court, North Las Vegas, NV 89031** stated he was opposed to high density and would like to see the property zoned R-1 or PUD.

- **Lawrence Beasley, 2510 Paradise Isle, North Las Vegas, NV 89031** stated he was in agreement with the comments of Michael Mallet and would like to see this property remain PUD with single family homes.
- **Charla Mallett, 5138 Marshall Island Court, North Las Vegas, NV 89031** stated she was opposed to high density. The schools in the area are already overcrowded.
- **Mary Savage, 2604 Bahama Point Avenue, North Las Vegas, NV 89031** stated she was opposed to medium-high density residential zoning because it allows 13 units per acre. The developer's plan is to build up to 8 units per acre but if the property is sold, that number could change.
- **Robert Riemer, 2604 Bahama Point Avenue, North Las Vegas, NV 89031** stated he attended the neighborhood meeting and a plan was presented showing single-family detached homes at 7.8 units per acre with a planned unit development but was concerned if the master plan was changed for medium-high density residential, that gives the legal ability for the developer to build up to 13 units per acre should they change their mind.
- **Eric Young, 2531 Parasail Point, North Las Vegas, NV 89031** stated he was opposed to R-2 zoning. He understood if there was an approval of the AMP, it would be difficult later to deny R-2. At the January 12, 2005 Planning Commission Meeting, the developers were asked to have meetings with the neighbors, which they did. The residents supported a single family detached product if the density was between eight and ten units per acre and wanted a guarantee the current agreements with the residents would still be in force.

Chairman Aston closed the Public Hearing.

Bob Gronauer stated for the record, he agreed with the residents that apartments and attached homes were not appropriate for this area and were not going to be proposing attached or multi-family housing because of the negative connotations that come with it. He also stated he would agree, instead of the medium-high density, they would go with approximately eight units per acre, which is less than the 13 units per acre to the north of the development and would like to have the AMP approved. If that approval, means coming down to the medium density and coming in with a PUD to lock in the density, that would be okay.

Chairman Aston clarified with Mr. Gronauer that he was willing to go with Medium Density Residential on the AMP. Mr. Gronauer responded that was correct. Chairman Aston asked Staff how many units per acre that would be. Mr. Jordan responded medium density

allows up to 10 units per acre.

Commissioner Steve Brown stated he attended the neighborhood meeting and would like to see the area developed. He felt the overall plan was good for the area and would support medium density.

Sr. Deputy City Attorney Jim Lewis stated the developer is in a tough spot as the surrounding property owners do not want duplexes or town homes but the Municipal Code says for 2700 square foot lots, you must have 80 acres or more; so, if the PUD were to be filed at this time, the applicant would be denied because it does not meet the requirements for a PUD.

Vice-Chairman Cato asked Sr. Deputy City Attorney Lewis if it was the desire of the Planning Commission to move forward with medium density tonight, if there was a guarantee of 10 units per acre. Sr. Deputy City Attorney Lewis responded that was correct. Vice-Chairman Cato asked if it were up to 10 units per acre, it would have to be an attached product. Mr. Jordan responded they could be a minimum of 4500 square foot detached lots also.

Commissioner Steve Brown asked if this project was part of a larger PUD. Mr. Jordan responded that was correct. The whole PUD was 160 acres.

**ACTION: APPROVED WITH AN AMENDMENT TO MEDIUM DENSITY RESIDENTIAL**

**MOTION: Commissioner Brown**

**SECOND: Vice-Chairman Cato**

**AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Brown, Trivedi, and Carvalho**

**NAYS: None**

**ABSTAIN: Commissioner Shull**

22. **ZN-02-05 (18452) LONE MOUNTAIN & SIMMONS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CELEBRATE HOMES ON BEHALF OF THE LIED FOUNDATION TRUST, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO AN R-2 TWO-FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS GENERALLY LOCATED EAST OF SIMMONS STREET AND APPROXIMATELY 370 FEET NORTH OF LONE MOUNTAIN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-32-810-001. (CONTINUED JANUARY 12, 2005)**

The applicant requested ZN-02-05 be continued indefinitely.

Chairman Jay Aston opened the Public Hearing and stated the item would remain open.

Commissioner Harry Shull disclosed he would be abstaining on this item as his company has an interest in this property.

ACTION: CONTINUED INDEFINITELY

MOTION: Commissioner Brown

SECOND: Commissioner Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Brown, Trivedi and Carvalho

NAYS: None

ABSTAIN: Commissioner Shull

**23. ZN-03-05 (18451) LONE MOUNTAIN & SIMMONS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CELEBRATE HOMES ON BEHALF OF THE LIED FOUNDATION TRUST, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF SIMMONS STREET AND LONE MOUNTAIN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-32-810-001. (CONTINUED JANUARY 12, 2005)**

Commissioner Harry Shull stated his company had an interest in this project and he would be abstaining.

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of ZN-03-05.

**Dave Clapsaddle of G.C. Garcia, Inc. 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014** appeared on behalf of the applicant stating he concurred with Staff recommendation.

Chairman Jay Aston opened the Public Hearing. The following comments were carried forward from Item No. 21:

- **John Russiello, 2414 Paradise Isle Avenue, North Las Vegas, NV 89031** appeared on behalf of his Home Owners Association and stated he did not feel there had been any changes and are opposed to this project and does not want high density in the area.
- **Zayda Russiello, 2414 Paradise Isle Avenue, North Las Vegas, NV 89031** was opposed but did not wish to speak on the item.
- **Allen Howard, 2121 Royal Antilles Court, North Las Vegas, NV 89031** stated he was opposed to high density and felt the project would bring more rental property to the area.
- **Michael Mallett 5138 Marshall Island Court, North Las Vegas, NV 89031** stated he was opposed to the project and was concerned if this item were approved, the plans could be changed later or the property could be sold and the plans would be changed to a much higher density than what was proposed at the neighborhood meeting.
- **Carolyn Lockhart, 4957 Athens Bay Place, North Las Vegas, NV 89031** stated she was opposed to anything but single-family in this area.



- **Frieda Rapp, 2314 Costa Palma Avenue, North Las Vegas, NV 89031** stated she was opposed to medium-high density.
- **Bernice Wingo, 5122 Figi Island Court, North Las Vegas, NV 89031** stated she was undecided whether or not she supported the project.
- **David Kruck 2021 Royal Antilles Court, North Las Vegas, NV 89031** stated he was opposed to high density and would like to see the property zoned R-1 or PUD.
- **Lawrence Beasley, 2510 Paradise Isle, North Las Vegas, NV 89031** stated he was in agreement with the comments of Michael Mallet and would like to see this property remain PUD with single family homes.
- **Charla Mallett, 5138 Marshall Island Court, North Las Vegas, NV 89031** stated she was opposed to high density. The schools in the area are already overcrowded.
- **Mary Savage, 2604 Bahama Point Avenue, North Las Vegas, NV 89031** stated she was opposed to medium-high density residential zoning because it allows 13 units per acre. The developer's plan is to build up to 8 units per acre but if the property is sold, that number could change.
- **Robert Riemer, 2604 Bahama Point Avenue, North Las Vegas, NV 89031** stated he attended the neighborhood meeting and a plan was presented showing single-family detached homes at 7.8 units per acre with a planned unit development but was concerned if the master plan was changed for medium-high density residential, that gives the legal ability for the developer to building up to 13 units per acre should they change their mind.
- **Eric Young, 2531 Parasail Point, North Las Vegas, NV 89031** stated he was opposed to R-2 zoning. He understood if there was an approval of the AMP, it would be difficult later to deny R-2. At the January 12, 2005 Planning Commissioner Meeting, the developers were asked to have meetings with the neighbors, which they did. The residents supported a single family detached product if the density was between eight and ten units per acre and wanted a guarantee the current agreements with the residents would still be in force.

The following participants had additional comments:

- **Mary Savage, 2604 Bahama Point Avenue, North Las Vegas, NV 89031** asked if medium density meant 10 units per acre could be built on the site, but the units would have to be attached. Chairman Aston responded the application was just for an Amendment to the Master Plan which meant it could be attached units. The

developer still had to come back with an application for approval. Ms. Savage stated the commercial corner was also discussed at the neighborhood meeting.

- **Michael Mallett 5138 Marshall Island Court, North Las Vegas, NV 89031** stated he did not understand why item No. 22 was continued and Item No. 23 was being approved. He felt both items should be heard at the same time.
- **Alan Howard 2121 Antilles Court, North Las Vegas, NV 89031** stated he would support a plan that was similar to the homes already in the area.
- **Robert Reimer, 2406 Bahama Point Avenue, North Las Vegas, NV 89031** asked if the intersection development was contingent on getting a buyer for the site. Chairman Aston responded the application was related to zoning only.

Chairman Aston closed the Public Hearing.

Bob Gronauer stated the commitment was to do the full off-street improvements on the corner of Simmons Street and Lone Mountain Road once the approval of the single family development was received.

ACTION: APPROVED

MOTION: Commissioner Brown

SECOND: Vice-Chairman Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: Commissioner Shull

**24. UN-02-05 (18446) CRAIG PLAZA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SAHARA VEGAS, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE SERVICE FACILITY. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF COLEMAN STREET AND CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-04-701-016. (CONTINUED JANUARY 12, 2005)**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of UN-02-04 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. That UN-02-05 is site-specific and non-transferable.
3. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Approval of a traffic study is required prior to submittal of the civil improvement plans.
6. Driveways into the "Future Area" will not be permitted as the use has not been determined.
7. The size and number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.130. Conformance may require modifications to the site.
8. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Craig Road frontage if not already existing.
9. The property owner is required to grant a roadway easement for commercial driveway(s).
10. The property owner is required to sign a restrictive covenant for utilities.

11. The Coleman half street improvements shall be completed from the southerly property line of the subject parcel (139-05-702-009) to Craig Road.
12. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
13. Approval of the use permit does not imply approval of the retail shops, as shown.

**Michael Wright, of Sahara Vegas LLC, 801 North 500 West, Suite 300, Bountiful Utah 84087** appeared on behalf of the applicant stating he concurred with Staff recommendation.

Chairman Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Brown

SECOND: Vice-Chairman Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

**25. SPR-55-04 (17421) NWC ALLEN LANE & LAKE MEAD BLVD. AN APPLICATION SUBMITTED BY AMERICAN LAND HOLDINGS, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2 GENERAL INDUSTRIAL DISTRICT (PROPOSED C-2 GENERAL COMMERCIAL DISTRICT) TO BUILD A 203,818 SF COMMERCIAL SITE. THE PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF LAKE MEAD BOULEVARD AND ALLEN LANE. THE ASSESSOR'S PARCEL NUMBER IS 139-19-501-008. (CONTINUED DECEMBER 8, 2004 AND JANUARY 26, 2005)**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of SPR-55-04 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 this development shall comply with the Commercial Development Standards and Design Guidelines, including but not limited to the following:
  - a. That no retaining walls be permitted that exceed six feet (6.00') in height. In instances where retaining walls greater than six feet are necessary, the walls shall be separated by a minimum five feet of landscaping; and
  - b. That the sidewalks along Lake Mead Boulevard and Carey Avenue, if not currently in place, be separated from the backs-of-curb by a minimum five feet (5.00') of landscaping and the sidewalks shall be meandering; and
  - c. That the pedestrian access routes from Lake Mead Boulevard and Carey Avenue be separated from the vehicular drive aisles by a minimum five feet (5.00') of landscaping; and
  - d. That the pedestrian plaza area be accessible from the internal pedestrian access route(s) identified on the site plan; and
3. That the building shall substantially comply with the submitted elevations; and
4. That the general locations of the monument signs indicated on the site plan be accepted; and
5. That a minimum 1,200 square feet of on-site pedestrian plaza area be constructed prior to the issuance of a certificate of occupancy. Said pedestrian plaza area shall

- be buffered on all sides by a minimum ten feet (10.00') of landscaping. Said landscape buffer shall include shrubs sufficient to provide a minimum 60% ground cover within two years of planting, 24-inch box trees spaced not greater than 15 feet on-centers, large boulders and a berm or wall measuring three feet in height as measured from the adjacent drive aisles. The pedestrian plaza area shall be provided with appropriate lighting and shade; and
6. That the future fueling station shall not be considered or implied to be as part of this approval. A separate special use permit shall be required prior to the construction of such facility; and
  7. That the development of the Wal-Mart site be in substantial compliance with the revised site plan (date-stamped January 31, 2005), with all conditions mentioned herein to be satisfied prior to approval of the civil improvement plans; and
  8. That a major site plan review be submitted for all, or any portion of, the remaining out parcels or undeveloped land within the 42.59±-acre commercial center. All future buildings and signs within this shopping center shall have a unifying design element or theme consistent with the approved Wal-Mart Supercenter; and
  9. Approval of a drainage study is required prior to submittal of the civil improvement plans.
  10. 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.
  11. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
  12. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
  13. A revocable encroachment permit for landscaping within the public right of way is required.
  14. All Nevada Power Company easements and poles must be shown. The poles shall be fully located within the landscape area and if the relocation of any poles is required it will be at the expense of the developer.
  15. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.

16. The property owner is required to grant a roadway easement for commercial driveway(s).
17. The property owner is required to sign a restrictive covenant for utilities.
18. Approval of a traffic study is required prior to submittal of the civil improvement plans.
19. The number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.130. Conformance may require modifications to the site.

**John Field of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109** appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

- 26. ZN-131-04 (18235) RAVENHILL II (Public Hearing). An application submitted by Tousa Homes, Inc. on behalf of Nevsur Insurance Agency, Inc., property owner, for reclassification of property from a PUD Planned Unit Development District (C-1 Neighborhood Commercial) to a PUD Planned Unit Development District consisting of 111 single family dwellings. The property is located on the northeast corner of Cheyenne Avenue and Scott Robinson Boulevard. The Assessor's Parcel Number is 139-09-401-004. (Continued December 22, 2004 and January 26, 2005)**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of ZN-131-04 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. 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. The use of roll curb will require an additional one foot of right of way.
3. Sidewalk with a minimum width of 3.5 feet is required on one side of all interior, private streets.
4. A parcel map must be filed to create the parcel shown as "Future Commercial Site - Not a Part".
5. The following required bus turn-out shall be dedicated and constructed as part of this residential development: A CAT bus turn-out is required on Cheyenne Avenue near Martin L. King Boulevard. The applicant shall provide the bus stop placement within the exclusive right turn lane for the property per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.3.
6. The modified stub street, which features a minimum back of curb radius of 24 feet, is limited to a maximum lot frontage of four and a maximum length of 150 feet, as measured from the back of curb of the intersecting street to the back of curb at the furthest point of the cul-de-sac. Any cul-de-sac exceeding these standards shall provide a standard cul-de-sac design.
7. The billboard along Cheyenne Avenue shall be removed by the applicant.
8. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Cheyenne Avenue and Martin L. King.



9. The number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.130. Conformance may require modifications to the site.
10. Approval of a traffic study is required prior to submittal of the civil improvement plans.
11. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
12. The property owner is required to grant roadway easements where public and private streets intersect.
13. All common elements shall be labeled and are to be maintained by the Home Owners Association.
14. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
15. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
16. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
17. A revocable encroachment permit for landscaping within the public right of way is required.
18. All Nevada Power Company easements and poles must be shown. The poles shall be fully located within the landscape area and if the relocation of any poles is required it will be at the expense of the developer.
19. The property owner is required to grant a roadway easement for commercial driveway(s).
20. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or

fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.

21. Approval of a drainage study is required prior to submittal of the civil improvement plans.
22. NDOT concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
23. Remove the street section thickness from the typical sections. The pavement sections will be determined by the Department of Public Works.
24. The side lot easement(s) must be revised to a pedestrian access/public utility easement that conforms to *City of North Las Vegas Municipal Code* 17.24.210.D.4.a.
25. All lots shall comply with the *City of North Las Vegas Municipal Code* section 16.20.02.B which states: "The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or approximately radial if the street is curved." Compliance may require modifications to the site.
26. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
27. The stub street shown at the end of "G" Street exceeds the design standards for the modified stub street, therefore, a standard cul-de-sac shall be provided.
28. Interior streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *City of North Las Vegas Municipal Code* section 16.20.050.
29. That a minimum 80,103 square feet of usable open space be provided within this development; and
30. That a minimum 40,000 square feet of open space be constructed prior to the issuance of the 35<sup>th</sup> building permit; and
31. That all of the required open space be constructed prior to the issuance of the 70<sup>th</sup> building permit; and

32. The following minimum amenities shall be provided within the open space areas and shall be identified on the final development plan:
  1. Circuitous lighted paths, as shown on tentative map
  2. A minimum of 20 24-inch box trees per acre
  3. At least 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada w/ picnic tables
  4. At least one large open space area for group / organized play
  5. Three 10' x 10' shade shelters for picnic tables
  6. Picnic tables and barbecue grills
  7. 4 Benches spaced along park pathways
  8. Water fountain at playground area
  9. 2 doggie stations
  10. Details of amenities to be provided
33. That the installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative accepted to the City prior to recording the final map.; and
34. That a minimum two means of Fire Department access are required into this development; and
35. That Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code; and
36. That the preliminary development plan be revised to show a minimum ten feet (10.00') of landscaping, which may include the sidewalk, adjacent to all interior corner side lots; and
37. The applicant shall identify all pedestrian access easements and/or emergency access locations as "Common Elements" whereby each area shall be owned and maintained by the Homeowners' Association. All pedestrian access easements and emergency access locations shall be landscaped and provided with ADA-compliant meandering sidewalks; and
38. That a final development plan for this portion of the development be reviewed and approved by the Planning Commission prior to recording any final map; and
39. That all landscape areas and open spaces shall be labeled as "COMMON ELEMENTS TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION"; and

40. That the maximum number of dwelling units permitted within this portion of the development be 111, provided all requirements mentioned herein are satisfied; and
41. That all conditions mentioned herein be satisfied prior to recording any final map; and
42. That this development be in compliance with the Single Family Development Standards and Design Guidelines; and
43. That lot numbers, sizes (in square feet), and dimensions be provided on the revised preliminary development plan. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet; and
44. That the setbacks be consistent with the R-1 zoning district, which include the following setbacks:
  1. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
  2. Interior side: Five (5) feet.
  3. Corner side: Ten (10) feet.
  4. Rear yard: Fifteen (15); and
45. That the perimeter walls be owned and maintained by the homeowners' association and constructed entirely within the common element(s); and
46. That corner side yard landscaping be maintained by the homeowners' association; and
47. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
48. That measures to achieve a noise level reduction, outdoor-to-indoor, of 60 decibels be incorporated into the design and construction of each dwelling; and
49. That prospective homeowners shall sign a written notice declaring knowledge of the existence of the North Las Vegas Airport, wherein a minimum fifty percent (50%) increase of flight operations, including 24-hour operation, is expected in the near future; and
50. That the "typical" street sections identified on the submitted plans shall be considered null and void.
51. All conditions mentioned herein shall be satisfied prior to application of a final development plan or tentative map; and

52. That two 24" x 36" copies and one 8-½" x 11" copy of the revised preliminary development plan that complies with all conditions mentioned herein be submitted to the Planning & Development Department as part of the case file for ZN-131-04. Said copies shall be reviewed and approved by Planning prior to submittal of the tentative or final map(s) and prior to submittal of the final development plan.

**Keith Hatton of G.C. Wallace Engineering, 10000 West Charleston Blvd, Las Vegas, NV 89145** appeared on behalf of the applicant stating he concurred with Staff recommendation.

Chairman Jay Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

**27. UN-03-05 (18460) CENTENNIAL 5 LLC RETAIL CENTER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CREST RIDGE, LLC, ON BEHALF OF CENTENNIAL 5 DEVELOPMENT LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND GOLDFIELD STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-801-013. (CONTINUED JANUARY 12 AND 26, 2005)**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of UN-03-04 subject to the following conditions:

1. The development of this site shall be in compliance with all applicable conditions of T-1074, SPR-39-04 and UN-61-03; and
2. A minimum two bicycle parking stalls shall be provided near the primary entrance and shall not interfere with pedestrian accessways or required landscaping; and
3. The convenience store building shall be located at the setbacks nearest to the intersection of Centennial Parkway and Goldfield Street; and
4. The gas canopy shall feature stucco columns, a tiled roof to match the principal building and recessed canned lights that direct light downward; and
5. The convenience store shall feature sloped tile canopies integrated into the design of the building. The construction of the building shall be consistent with the revised elevations dated January 13, 2005; and
6. The trash enclosure shall be located away from all street fronts and screened by landscaping. The location identified on the revised site plan (dated January 13, 2005) is acceptable; and
7. The maximum number of gas dispensing pumps shall be eight and shall generally be located as identified on the revised site plan (dated January 13, 2005); and
8. A minimum 16 parking stalls shall be provided for the convenience store and the maximum size of the convenience store shall be 3,460 square feet; and
9. Exterior roof ladders are not permitted. Access to the roof shall be from within the building; and

10. Exterior down spouts for roof water drainage are not permitted; and
11. An interconnected shared drive aisle shall be identified connecting the subject site and the parcel to the north, unless the pending applications for the parcel to the north (AMP-99-04 and ZN-118-04) are approved and/or the Comprehensive Plan is changed to something other than a commercial designation, in which case one half-diamond landscape planter shall be provided for every three parking spaces along the northern property line. Within said planters shall be one 24-inch box tree and other required landscape materials that provide a minimum 60% ground coverage within two years of planting, automatic in-ground irrigation systems and appropriate ground cover (i.e., decomposed granite, etc.) in accordance with the standards set forth in the Zoning Ordinance; and
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 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.
15. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100.B:
  - a. Centennial Parkway
  - b. Goldfield Street
16. Dedication of an additional twenty-seven (27) feet right-of-way is required for the Centennial Parkway East Regional Flood Control facility.
17. Underground storage tanks must be located a minimum of twenty (20) feet north of the twenty-seven (27) foot right-of-way for the Centennial Parkway East Regional Flood Control facility.
18. No trees shall be planted within five (5) feet either side of the box culvert that is to be constructed within the drainage easement.
19. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.

20. A revocable encroachment permit for landscaping within the public right of way is required.
21. All Nevada Power Company easements and poles must be shown. The poles shall be fully located within the landscape area and if the relocation of any poles is required it will be at the expense of the developer.
22. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
23. The property owner is required to grant a roadway easement for commercial driveway(s).
24. The property owner is required to sign a restrictive covenant for utilities.
25. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
26. Approval of a traffic study is required prior to submittal of the civil improvement plans.
27. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Centennial Parkway frontage.
28. The drive-thru shall be counterclockwise.

**George Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014** appeared on behalf of the applicant stating he concurred with Staff recommendation.

Commissioner Steve Brown asked Staff if the diamond planters would cause a problem being in close proximity to a wall. Marc Jordan, Planning Manager stating the planters would be looked at when the soils reports were submitted.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None



28. **T-1149 (18701) RIVERWALK RANCH MANOR/ESTATES. AN APPLICATION SUBMITTED BY D. R. HORTON, INC., PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT (PROPOSED R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT) CONSISTING OF 144 SINGLE FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF TROPICAL PARKWAY AND DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-301-001, 124-30-302-001, 124-30-302-002, 124-30-304-001, 124-30-305-001. (CONTINUED JANUARY 26, 2005)**

The application was presented by Ned Thomas, Planner on behalf of Staff who indicated Staff was recommending continuance of T-1149 as one of the streets does not meet the curvilinear street requirement. It appears to be over 1,000 feet long and it is straight and does not have any off-set.

**Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109** appeared on behalf of the applicant stating he was asking for approval on this item.

Chairman Jay Aston asked Staff if they were recommending continuance. Ned Thomas, Planner responded that was correct. Chairman Aston asked what the recommendation was based on. Mr. Thomas responded Sunriver Street did not meet the curvilinear street requirement and is in excess of 500 feet. In order for Staff to review the revisions, Staff is asking for a two week continuance.

Mr. Gronauer stated if Staff was recommending continuance, he would ask for the Commission's approval.

Chairman Aston stated he was in favor of a continuance.

Commissioner Steve Brown asked Mr. Gronauer if he was in agreement with a continuance. Mr. Gronauer stated it was up to the Commission.

ACTION: CONTINUED TO FEBRUARY 23, 2005

MOTION: Commissioner Brown

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

29. **VN-02-05 RIVERWALK RANCH COVE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D. R. HORTON, INC., PROPERTY OWNER, FOR A VARIANCE IN A PUD PLANNED UNIT DEVELOPMENT (PROPOSED R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT) TO REDUCE THE MINIMUM LOT WIDTH TO 50 FEET WHERE 55 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF EL CAMPO GRANDE AVENUE AND DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-401-001, 124-30-401-002, 124-30-401-003, 124-30-401-007, 124-30-401-008, AND 124-30-401-009. (CONTINUED JANUARY 26, 2005)**

The applicant requested VN-02-05 be continued to March 23, 2005.

Chairman Jay Aston opened the Public Hearing and stated it would remain open.

ACTION: CONTINUED TO MARCH 23, 2005

MOTION: Commissioner Shull

SECOND: Vice-Chairman Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi and Carvalho

NAYS: None

ABSTAIN: None

30. **T-1151 (18709) RIVERWALK RANCH COVE. AN APPLICATION SUBMITTED BY D. R. HORTON, INC., PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT (PROPOSED R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT) CONSISTING OF 94 SINGLE FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF EL CAMPO GRANDE AVENUE AND DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-401-001, 124-30-401-002, 124-30-401-003, 124-30-401-007, 124-30-401-008, AND 124-30-401-009. (CONTINUED JANUARY 26, 2005)**

The applicant request T-1151 be continued to March 23, 2005.

ACTION: CONTINUED TO MARCH 23, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Brown

AYES: JA Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi and Carvalho

NAYS: None

ABSTAIN: None

31. **VAC-02-05 (18651) RIVERWALK RANCH HIGH NOON I (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D. R. HORTON, ON BEHALF OF THE LEAVITT C. FAMILY TRUST, JJMSLP AND D. R. HORTON, PROPERTY OWNERS, TO VACATE RICE AVENUE BETWEEN MONTGOMERY BOULEVARD AND SAN MATEO STREET; TO VACATE SAN MATEO STREET COMMENCING AT RANCH HOUSE ROAD AND PROCEEDING SOUTH APPROXIMATELY 466 FEET AND TO VACATE A PORTION OF SAN MATEO STREET APPROXIMATELY 300 FEET NORTH OF TROPICAL PARKWAY. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-202-002, 124-30-202-004, 124-30-202-005, 124-30-202-006, 124-30-202-007, 124-30-204-003 AND 124-30-204-004. (CONTINUED JANUARY 26, 2005)**

The applicant request VAC-04-05 be continued to February 23, 2005.

Chairman Aston opened the Public Hearing and stated it would remain open.

ACTION: CONTINUED TO FEBRUARY 23, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Brown

AYES: JA JC DL HS SB DT AC

NAYS: JA JC DL HS SB DT AC

ABSTAIN:

32. **T-1152 (18650) RIVERWALK RANCH HIGH NOON I. AN APPLICATION SUBMITTED BY D. R. HORTON, ON BEHALF OF D. R. HORTON, JJMSLP, AND THE LEAVITT C. FAMILY TRUST, PROPERTY OWNERS, FOR APPROVAL OF A TENTATIVE MAP IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (PROPOSED R-3 MULTI-FAMILY RESIDENTIAL DISTRICT) CONSISTING OF 189 TRIPLEX UNITS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF RANCH HOUSE ROAD AND MONTGOMERY STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-203-002, 124-30-202-001, 124-30-202-002, 124-30-202-003, 124-30-202-004, 124-30-202-005, 124-30-202-006, 124-30-202-007, 124-30-204-003 AND 124-30-204-004. (CONTINUED JANUARY 26, 2005)**

The applicant requested T-1152 be continued to March 23, 2005.

ACTION: CONTINUED TO MARCH 23, 2005

MOTION: Commssioner Shull

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi and Carvalho

NAYS: None

ABSTAIN: None

33. **T-1150 (18686) RIVERWALK RANCH HIGH NOON II. AN APPLICATION SUBMITTED BY D. R. HORTON, INC., PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (PROPOSED R-3 MULTI-FAMILY RESIDENTIAL DISTRICT) CONSISTING OF 30 TRIPLEX UNITS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-30-203-003. (CONTINUED JANUARY 26, 2005)**

The application was presented by Ned Thomas, Planner on behalf of Staff who indicated Staff was recommending continuance of T-1150 as the revised plans were received on February 8, 2005, the Fire Department, Parks and Recreation Department, and Public Works Department have not had time to review the plans.

**Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89149** appeared on behalf of the applicant stating he would agree to a two week continuance.

ACTION: CONTINUED TO FEBRUARY 23, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

34. **ZN-108-03 (18676) GRAND TETON/VALLEY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, PROPERTY OWNER, TO AMEND A PREVIOUSLY APPROVED CONDITION OF A RECLASSIFICATION OF PROPERTY FROM AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 278 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF SAN MATEO STREET AND HORSE DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-07-301-013. (CONTINUED JANUARY 26, 2005)**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending that Condition No. 3 be stricken from Ordinance No. 1920.

**John Field of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109** appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

**35. UN-05-05 (18636) BANK OF AMERICA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY BANK OF AMERICA, ON BEHALF OF AV NEVADA 2 LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A FINANCIAL INSTITUTION (BANK). THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-26-501-004. (CONTINUED JANUARY 26, 2005)**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of UN-05-05 subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. The development will comply with the Commercial Development Standards and Design Guidelines with the specific exception that the bank building does not have to be oriented to the street corner.
3. The landscaping along Centennial Parkway and Losee Road shall be provided as shown on the submitted landscaping plan.
4. The use is site specific and non-transferrable.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. 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.
7. The property owner is required to sign a restrictive covenant for utilities.
8. The applicant shall submit a traffic study update for review and approval.
9. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway and Losee Road.
10. Construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100.B:



11. Construction of a flared intersection is required at Centennial Parkway and Losee Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
12. Construction of a CAT bus turn-out is required on Losee Road near Centennial Parkway per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
13. Turning radii along fire access lanes shall be designed in accordance with the Fire Code.
14. The installation of sprinklers for fire suppression is required with a central monitoring system.
15. The use is limited to a financial institution regulated by the federal government.

**Jeffrey Mass, 201 E. Washington Street, Suite 1950, Phoenix, AZ 85004** appeared on behalf of the applicant stating he concurred with Staff recommendation.

Chairman Jay Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

**36. ZOA-01-05 (18547) TAVERN CHANGES (PUBLIC HEARING). AN ORDINANCE AMENDMENT INITIATED BY THE CITY OF NORTH LAS VEGAS TO AMEND TITLE 17 (ZONING ORDINANCE) SECTION 17.12.020 OF THE NORTH LAS VEGAS MUNICIPAL CODE TO ADD DEFINITIONS OF "SALOON" AND "TAVERN/RESTAURANT" AND TO AMEND SECTIONS 17.20.100©), 17.20.110©), 17.20.120©) AND 17.20.140©) TO REQUIRE ALL "ON-SALE" OF ALCOHOLIC BEVERAGES AS SPECIAL USES IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT; A C-2 GENERAL COMMERCIAL DISTRICT; A C-3 GENERAL SERVICE COMMERCIAL DISTRICT; AND AN M-2 GENERAL INDUSTRIAL DISTRICT AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (CONTINUED JANUARY 26, 2005)**

The application was presented by Sr. Deputy City Attorney Jim Lewis on behalf of Staff stating this was to change the tavern ordinances. Sr. Deputy City Attorney Lewis presented three additional provisions Council would like considered by the Commission in its recommendation. The possible changes are as follows:

1. Amend Title 5 and Title 17 to allow the City Council to consider a waiver of the 1500 foot tavern to tavern separation requirement found in the liquor code and zoning code where there is a major highway separating the tavern.
2. Strike 17.28.050(B)(4)(d) in its entirety to eliminate the saloon justification requirement.
3. Strike 17.28.050(C)(3)©) in its entirety and add a new section to vest the authority for approval for Saloon/Tavern approvals solely in the City Council.

Chairman Jay Aston opened the Public Hearing. The following participants came forward:

**George Garcia, G.C. Garcia, Inc. 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014 and Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109.** Mr. Garcia presented additional wording to be added for bars, taverns saloons, etc. in mixed use districts.

Chairman Aston closed the Public Hearing

Sr. Deputy City Attorney Lewis stated any talk of mixed use districts would be appropriate when mixed use ordinances were being presented and recommended the language presented by Staff be considered and recommended for approval or denial.

Commissioner Harry Shull stated he could see recommending approval of Item Nos. 1 and 2 and striking No. 3. He would like to have all bar applications come before the Commission.

Chairman Aston asked if there were any use permits that went directly before City Council at this time. Sr. Deputy City Attorney Lewis responded at this time there are no use permits that go directly to City Council. There are two or three that are recommended by the Commission to the City Council for final action, one of which is hazardous material storage.

Vice-Chairman Jo Cato stated she was opposed to Option No. 3.

Commissioner Dilip Trivedi asked how the amendments would affect protected uses such as schools, parks, and child care facilities. Sr. Deputy City Attorney Lewis responded they were not changing the proximity distance if the changes are approved, there will be the same protection.

Commissioner Brown asked the history of the 1500 foot distance requirement. Sr. Deputy City Attorney Lewis responded the 1500 foot requirement is what the Valley has used for these type of uses in the past, so when the City looked at separation requirements, they checked what other entities were using.

**ACTION:** APPROVED WITH OPTION NO. 1 INCLUDED

**MOTION:** Commissioner Shull

**SECOND:** Chairman Aston

**AYES:** Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi,  
and Carvalho

**NAYS:** None

**ABSTAIN:** None

**37. FDP-01-05 (18711) RUNVEE HOBART 1D. AN APPLICATION SUBMITTED BY CENTEX HOMES, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF 474 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF PECOS ROAD AND ANN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 123-31-101-001. (CONTINUED JANUARY 26, 2005)**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval 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. That the commercial development shall comply with all conditions of approval for ZN-05-04 and T-1090.
3. Bella Legato Avenue shall transition from a public street to a private street at lot 317/318.
4. Drainage easements located between lots 11 & 13; 160 & 161; 306 & 307; and 349 & 359 shall be labeled as Common Elements and be landscaped and contain a meandering walkway through the lot.
5. Traffic calming devices shall be placed between Common Elements "B", "C", "D", and "E" as approved by the City Traffic Engineer.

**Kathryn Grider of Orion Engineering, 7391 Prairie Falcon Road, Suite 150, Las Vegas, NV 89128** appeared on behalf of the applicant stating she agreed with Staff recommendation with the exception of Condition No. 2. Ms. Grider asked that the word Commercial be deleted from Condition No. 2.

Mr. Eastman stated the word Commercial should be deleted from Condition No. 2.

ACTION: APPROVED WITH THE DELETION OF THE WORD "COMMERCIAL" FROM CONDITION NO. 2

MOTION: Commissioner Shull

SECOND: Commissioner Trivedi

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Shull, Brown, Trivedi, and Carvalho

NAYS: None

ABSTAIN: None

**PUBLIC FORUM**

There were no participants.

**DIRECTOR'S BUSINESS**

Planning and Development Director Jory Stewart reminded the Commission that on February 15, 2005 at 6:30 p.m. Clarion and Associates would be at the Workshop to discuss the Comprehensive Plan Update process. On March 1, 2005 at 6:00 p.m. there is a Small Lot Ordinance workshop. On March 2, 2005 there is a Walkable Communities Seminar at the Henderson Convention Center from 8 a.m. to 5 p.m. Director Stewart asked the Commissioners if they would be interested in the Strategic Planning Department making a presentation on the Vision 2025 report once it has been considered by City Council.

**CHAIRMAN'S BUSINESS**

Chairman Jay Aston asked about the possibility of changing the time of the Planning Commission meeting to 6 p.m. and the briefing to 5:30 p.m. Sr. Deputy City Attorney Jim Lewis stated the change of the meeting time could be placed on the February 23, 2005 Planning Commission Agenda and the By-Laws would need to be changed.

**ADJOURNMENT**

The meeting adjourned at 11:02 p.m.

APPROVED: March 9, 2005

/s/ Jay Aston  
Jay Aston, Chairman

/s/ Jo Ann Lawrence  
Jo Ann Lawrence, Recording Secretary