

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

February 23, 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 - Present
Commissioner Harry Shull - Present
Commissioner Steve Brown - Present
Commissioner Dilip Trivedi - Present
Commissioner Angelo Carvalho - Present

STAFF PRESENT: Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Bob Hoyes, Planner
Nick Vaskov, Deputy City Attorney II
Lenny Badger, Manager, Development & Flood Control
Clete Kus, PW, Transportation Planner
James Frater, Fire Department
Jimmy Johnson, Fire Department
Tony Taylor, Parks Planner

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Commissioner Angelo Carvalho

WELCOME: Chairman Jay Aston

MINUTES

- **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING OF JANUARY 26, 2005.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

CONSENT AGENDA

A. **PW-25-05 (19339) TROPICAL BREEZE V: 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 \$922,204.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

B. **PW-26-05 (19340) BELLA VISTA: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY ST. PAUL FIRE & MARINE INSURANCE COMPANY TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$741,044.59.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

C. **PW-27-05 (19341) CANNERY THEATER & CASINO EXPANSION: APPROVE THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY THE CANNERY HOTEL & CASINO, LLC AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$34,904.19.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

D. **PW-28-05 (19342) COBBLESTONE MANOR VI. APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY D. R. HORTON, INC. AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$502,246.56.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

E. **PW-29-05 (19343) RETAIL SHOPS @ CRAIG & SIMMONS. APPROVE THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY CRAIG & SIMMONS, LLC AND ACCEPT THE OFF-SITE IMPROVEMENT BOND IN THE AMOUNT OF \$74,033.40.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

- F. **PW-30-05 (19344) NORTHSTAR ESTATES, UNIT 4. APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY BEAZER HOMES HOLDING CORP. AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$722,224.45.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

- G. **PW-31-05 (19345) VILLAGES @ SIERRA RANCH, VILLAGE 5, UNIT 1. APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY KB HOME NEVADA, INC. AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$688,576.14.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

- H. **PW-32-05 (19346) VILLAGES @ SIERRA RANCH, VILLAGE 6, UNIT 1. APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY KB HOME NEVADA, INC. AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$657,592.08.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

- I. **PW-33-05 (19347) GOLDEN POINT BUSINESS CENTER. ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY RELIANCE INSURANCE COMPANY TO RELEASE THE LABOR AND MATERIAL PAYMENT BOND IN THE AMOUNT OF \$216,464.38.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

- J. **PW-34-05 (19348) CHEYENNE WEST CORP. CENTER, PHASE IV. APPROVE THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY INSIGHT HOLDING, LLC AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$43,661.53.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

- K. **PW-35-05 (19349) NVE ACTIVE ADULT, UNIT 10 PHASE 2. APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY NORTH VALLEY ENTERPRISES, LLC AND ACCEPT THE OFF-SITE IMPROVEMENT BOND IN THE AMOUNT OF \$848,858.89.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

- L. **PW-36-05 (19350) LAUREL CANYON, UNIT 2A. APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY RICHMOND AMERICAN HOMES OF NV, INC. AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$1,076,391.54.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **ZN-16-98 (19003) I-15 & HOLLYWOOD (PUBLIC HEARING). AN APPLICATION SUBMITTED BY UNLIMITED HOLDINGS ON BEHALF OF SPEEDWAY LANDS, LLC, PROPERTY OWNER, TO AMEND A PREVIOUSLY APPROVED RECLASSIFICATION OF PROPERTY FROM AN M-2 GENERAL INDUSTRIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO INCLUDE A BAR/TAVERN. THE PROPERTY IS GENERALLY LOCATED SOUTH OF I-15 AND APPROXIMATELY 235 FEET WEST OF HOLLYWOOD BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 123-22-701-009.**

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending approval of ZN-16-98 subject to the following conditions which are all conditions previously attached to the entire Planned Unit Development with applicable changes for the tavern:

All Phases:

1. That the development of this site be in substantial compliance with the preliminary development plan, or as amended herein; and
2. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances (Standard Condition #1); and
3. That approval of a traffic study is required prior to submittal of the civil improvement plans (Standard Condition #2); and
4. That approval of a drainage study is required prior to submittal of the civil improvement plans (Standard Condition #3); and
5. That the driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site (Standard Condition #5); and
6. That new street names must be submitted to the City of Las Vegas Central Fire Alarm Office and the U.S. Postal Service for review and approval prior to submittal of the conformed tentative map (Standard Condition #6); and
7. That the North Las Vegas Traffic Engineer may require minor revisions to the interior streets prior to the approval of the tentative map or final map for the project (Standard Condition #7); and

8. That a water network analysis must be submitted with the civil improvement plans (Standard Condition #8); and
9. That all known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic hazards such as fault lines or fissures affecting structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans; and
10. That dedication of perimeter streets is required and off-site improvements shall be provided, as required by the Director of Public Works; and
11. That approval of this application does not imply a commitment by the City for utility service to the subject property. A utility commitment will only be issued upon compliance with the requirements and conditions set forth in the Utility Service Commitment Policy Guidelines available from the Department of Public Works; and
12. That approval of the identified uses shall not constitute or imply approval or eligibility of any privileged business license that may be required by the City; and
13. That provisions shall be made for mitigation of off-site drainage. Additional easements and dedications may be required as necessary for drainage improvements; and
14. That street construction shall conform to current engineering standards and City ordinances; and
15. That technical design comments will be made at the time development plans are submitted; and
16. That the owner/developer be responsible for extending public utilities to the site; and
17. That fiber optic conduit shall be installed along the project frontage as determined by the City Traffic Engineer; and
18. That Centennial Parkway and Hollywood Boulevard shall be constructed as 100-foot-wide arterials; and

19. That additional right-of-way for bus turn-outs shall be provided on Centennial Parkway west of Hollywood Boulevard; and
20. That the applicant or successor in interest shall file an administrative consolidation to combine the parcels; and
21. That a parcel map shall be required to divide the property into different uses; and
22. That easements for all commercial driveways and reduced principle pressure assembly valves be provided; and
23. That the uses shown on the preliminary development plan are approved for this site without approval of a special use permit. No other uses are permitted, except as may be determined by the Development Services Department Director to be accessory uses, or by properly amending the Planned Unit Development. A final development plan for each phase of development, or portion thereof, shall be reviewed and approved by the Planning Commission prior to the issuance of building permits for any structure within that phase; and
24. That complete building elevations, colors and materials shall be submitted with each final development plan and shall be subject to Planning Commission review and approval. All buildings and structures within the PUD shall have a similar appearance, including but not limited to, architectural style, materials and colors; and
25. That no exterior roof ladders shall be permitted. Access to the roof shall be from within the building; and
26. That the development of this site be in compliance with the Commercial Development Standards and Design Guidelines, unless otherwise stipulated herein; and
27. That a minimum 15 feet of landscaping shall be provided adjacent to the Hollywood Boulevard, Centennial Parkway and I-15 rights-of-way. The landscape area shall incorporate a three-foot-high barrier in the form of a berm, wall, hedge or any combination thereof. A minimum one tree per 25 feet of frontage shall be provided. The required trees shall be a minimum 24-inch box; and
28. That a minimum 10 feet of landscaping shall be provided adjacent to the interior streets of the development. A minimum one tree per 25 feet of frontage shall be provided. The required trees shall be a minimum 24-inch box; and

29. That henceforth the development of this site shall conform to the following:
- a. Phase 1 shall be identified as the Nevada Power Company substation; and
 - b. Phase 2 shall be identified as the Truck Stop with gas pumps and service facility, Convenience Store with gas pumps, Restaurant, and two convenience food restaurants; and
 - c. Phase 3 shall be identified as the Truck Wash; and
 - d. Phase 4 shall be identified as the Hotel and Casino, and overflow parking area; and
 - e. Phase 5 shall be identified as the Motel; and
 - f. Phase 6 shall be identified as the tavern; and
30. That free-standing signage shall be restricted to the following:
- a. One 120-foot-high sign for the hotel / casino; and
 - b. One 60-foot-high sign shared by the *tavern and* restaurants with a maximum of 200 square feet per side per ~~restaurant~~ *food-serving establishment*; and
 - c. One 60-foot-high sign for the truck stop with a maximum of 300 square feet per side; and
 - d. One 60-foot-high sign for the truck wash with a maximum of 200 square feet per side; and
 - e. One 60-foot-high sign for the motel with a maximum of 200 square feet per side; and
 - f. One sign per parcel per street frontage not to exceed 20 feet in height with area as determined by the Zoning Ordinance for C-2 zoning districts; and

Phase 1:

31. That subsequent expansions or additions to the electrical substation and transmission line shall be subject to Planning Commission review and approval; and
32. That the use permit for Phase 1 is site-specific and non-transferable; and
33. That the development of Phase 1 shall be subject to the specific conditions of approval. If any new conditions conflict with the original conditions of approval, the more restrictive shall prevail; and
34. That the maximum height of the wall encompassing the electrical substation shall not exceed 14 feet and shall match the wall elevations as indicated; and
35. That the maximum height of the electrical substation's transmission poles shall not exceed 130 feet; and

36. That a minimum 10 feet of landscaping shall be provided outside the perimeter wall. A minimum one tree per 25 linear feet of wall shall be provided. The required trees shall be a minimum 24-inch box in size. Dense shrubs or vines shall be used immediately adjacent to the wall to deter graffiti; and

Phase 2:

37. That the fueling island shall be located to the south of the truck stop building; and
38. That the truck stop and truck parking areas shall be separated from the adjacent commercial development by a 10-foot-wide landscape strip. The landscape strip shall be planted with dense landscaping to screen the truck stop from the remainder of the development; and
39. That no vehicle repair shall take place outside of an enclosed building; and
40. That all storage of parts or waste shall be contained within a solid enclosure which adequately screens the materials from adjacent rights-of-way and properties. The enclosure shall be constructed of materials, design and colors similar to those of the principal building; and
41. That trash receptacles shall be provided throughout the truck parking areas and in the vehicle wash areas; and
42. That a trash receptacle shall be provided in each fueling island; and
43. That all drive-thru service lanes shall be a minimum 12 feet in width with flared turns, unless otherwise approved by the City Traffic Engineer; and
44. That a photometric lighting plan shall be submitted to Planning staff for review and approval prior to the issuance of a building permit. The plan shall be prepared by a licensed electrical engineer and shall show the light intensity in foot-candles on a 10-foot grid and the location of proposed structures, parking areas, drive aisles and pedestrian walkways. The minimum light intensity for all vehicle and pedestrian traffic areas shall be 1.0 foot-candles maintained, with a maximum ratio of 10:1. Parking lot lighting shall be installed prior to the issuance of a certificate of occupancy. Light standards shall not exceed 40 feet in height; and

Phase 3:

45. That a water recycling system shall be required for the truck and car washes; and

46. That a six-foot-high solid decorative masonry wall shall be provided between the truck wash and Centennial Parkway; and
47. That trash receptacles shall be provided throughout the truck parking areas and in the vehicle wash areas; and

Phase 4:

48. That the applicant or successor in interest shall be responsible for filing an application for a Gaming Enterprise District for the hotel/casino. If a Gaming Enterprise District is not approved for the hotel/casino site, this approval for a casino shall be null and void; and

Phase 5:

49. That the maximum number of rooms be 99; and
50. That a cross-access easement shall be provided from the private drive to the hotel/casino (Phase 4) site prior to approval of the civil improvement plans; *and*

Phase 6:

51. NDOT concurrence with the results of the drainage study is required prior to approval of the civil improvement plans; and
52. The applicant shall submit a traffic study update for review and approval; and
53. Appropriate subdivision and/or parcel mapping is required to create the proposed parcels. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the North Las Vegas Municipal Code; and
54. That the tavern is site-specific and non-transferable; and
55. That the tavern be subject to a special use permit and the provisions set forth in the Zoning Ordinance for a tavern, including but not limited to, being reviewed and approved by the Planning Commission; and
56. That the tavern not exceed 4,280 square feet of indoor floor area plus 1,000 square feet of outdoor seating/patio area, provided all parking, setback and landscaping requirements are satisfied; and

57. That parking be provided in accordance with the requirements set forth in the Zoning Ordinance for “Bar, cocktail lounge, nightclub” and based on the combined indoor floor area plus the outdoor seating/patio area; and
58. That the 6-foot screen wall along the western property line or use boundary be decorative on both sides; and
59. That the “proposed 20’ high decorative CMU landscape wall (parking screen)” identified on the site plan as Site Plan Keynote #8 be replaced with a three-foot high landscape berm or a three-foot high decorative block wall.

Chairman Jay Aston disclosed that the company he is employed with has another business dealing with the applicant but felt that would not jeopardize his decision in regards to this application.

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 Leavitt

SECOND: Chairman Aston

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

NAYS: None

ABSTAIN: None

2. **UN-10-05 (18968) I-15 & HOLLYWOOD (PUBLIC HEARING). AN APPLICATION SUBMITTED BY UNLIMITED HOLDINGS ON BEHALF OF SPEEDWAY LANDS, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW THE "ON SALE" OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A BAR/TAVERN. THE PROPERTY IS GENERALLY LOCATED SOUTH OF I-15 AND APPROXIMATELY 235 FEET WEST OF HOLLYWOOD BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 123-22-701-009.**

Chairman Jay Aston disclosed that the company he is employed with has another business dealing with the applicant but felt that would not jeopardize his decision in regards to this application.

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending approval of UN-10-05 subject to the conditions listed in memo dated February 23, 2005 as follows:

1. That, unless expressly authorized through a variance, waiver or another approved method, the development shall comply with all applicable codes and ordinances.
2. That the development of this site be in compliance with all applicable conditions of ZN-16-98.
3. That a final development plan be reviewed and approved by the Planning Commission prior to submittal of the civil improvement plans or prior to application of a building permit, whichever is sooner.
4. That ZN-16-98 be amended by the City Council to allow for the development of a tavern, otherwise UN-10-05 shall be null and void.
5. That the building materials of the tavern match the existing Petro Truck Stop's Iron Skillet building.
6. That the site plan be amended to comply with the Commercial Development Standards and Design Guidelines, including but not limited to the following:
 - a. One landscape island at each end of all rows of parking; and
 - b. One landscape island for every 15 parking spaces contained in a row

7. That the following waiver of the Commercial Development Standards and Design Guidelines be granted: that the two parking spaces north of the driveway accessing onto the "Private Drive" be allowed to encroach into the 20-foot landscape area, but said parking stalls shall maintain a minimum 10-foot setback.
8. That UN-10-05 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 and stated 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 Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

3. **ZN-12-05 (18841) CHEYENNE GATEWAY II (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GERALD GARAPICH, A.I.A. ON BEHALF OF THE LYLE BRENNAN SSP TRUST -1988, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF OFFICE BUILDINGS AND RETAIL. THE PROPERTY IS GENERALLY LOCATED NORTH OF CHEYENNE AVENUE AND APPROXIMATELY 480 FEET WEST OF VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 139-07-417-002.**

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending approval of ZN-12-05 subject to conditions listed in Staff Report with Condition No. 15 to read "no more than 25 percent of the entire industrial business park shall be allocated for retail or service uses", Condition No. 16 shall read "that the development of the commercial retail areas be in compliance with the Commercial Design Standards, including but not limited to parking lot landscaping, foundation landscaping, pedestrian plaza open space and pedestrian walkways with the exception of building orientation," and Condition No. 22 to read, " that freestanding signage be limited to four (4) directory signs not greater than 35 feet in height and three (3) monument type signs which shall not exceed eight (8) feet in overall height. Both directory signs, (Sign Type "C") shall be generally located in accordance with the preliminary development plan and all freestanding signs shall be sized in accordance with the requirements set forth in the zoning ordinance." The amended conditions are as follows:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. NDOT concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
5. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
6. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Cheyenne Avenue frontage if not already existing.

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. A revocable encroachment permit for landscaping within the public right of way is required.
9. 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.
10. 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.
11. The property owner is required to grant a roadway easement for commercial driveway(s).
12. The property owner is required to sign a restrictive covenant for utilities.
13. Permanent sidewalks shall be constructed along the public right-of-way per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.
14. A final development plan shall be required. The site plan and building elevations for the office buildings shall comply with the Industrial Design Guidelines and the retail and support buildings shall comply with the Commercial Design Guidelines. Both designs shall compliment one another and shall have unifying design elements and a unifying design theme.
15. No more than 25% of the entire industrial business park shall be allocated for retail or service uses.
16. That the development of the commercial/retail areas be in compliance with the Commercial Design Standards, including but not limited to parking lot landscaping, foundation landscaping, pedestrian plaza open space and pedestrian walkways with the exception of building orientation.
17. That the uses permitted within the commercial areas be limited to those identified as "Principally Permitted Uses" in the C-1, Neighborhood Commercial, district with the following exceptions, which shall not be permitted: Appliance sales and services,

auto supply store, department store, furniture store, garden supply store, grocery store, hardware store, hunting and fishing supply store, paint and wallpaper store, and pet shop.

18. That the following uses shall be considered "Principally Permitted Uses" within the commercial areas and shall not require individual Planning Commission consideration as part of this PUD: banks & financial institutions which are regulated by the federal government; child care facility or child care center; convenience food restaurant without a drive-through service window.
19. That any use involving the "on-sale" of alcoholic beverages shall require a special use permit in accordance with the requirements set forth in the Zoning Ordinance.
20. That the uses permitted within the business park shall be limited to those identified as "Principally Permitted Uses" in the M-1, Business Park Industrial, zoning district with the following exceptions, which shall not be permitted: Outdoor storage, exterminator shop and manufacturing.
21. That the following uses shall be considered "Principally Permitted Uses" within the business park areas and shall not require individual Planning Commission consideration as part of this PUD: banks & financial institutions, business, technical or vocational schools, child care facility or child care center, convenience food restaurant without drive-through service window.
22. That freestanding signage be limited to four (4) directory signs not greater than 35 feet in height and three (3) monument type signs which shall not exceed eight (8) feet in overall height. Both directory signs, (Sign Type "C") shall be generally located in accordance with the preliminary development plan and all freestanding signs shall be sized in accordance with the requirements set forth in the Zoning Ordinance.
23. That a final development plan be reviewed and approved by the Planning Commission for each phase of development.
24. That the development of this business park PUD be in compliance with all applicable codes and ordinances in effect at the time of construction. If there is a conflict with the conditions stated herein, the more restrictive shall apply.
25. The applicant shall be required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, and may, depending upon the FAA's determination, also be required to obtain a permit from the Clark County Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment, prior to construction.

26. An aviation easement shall be completed and submitted to the Clark County Department of Aviation for all new construction that is within the airport environs.
27. No structures, including signage or fencing shall be permitted within 25 feet of the Runway Protection Zone (clear zone).

Richard Gallegos of Architect Gerald Garapich, 10 Commerce Center Drive, Henderson, NV 89014 appeared on behalf of the applicant stating he concurred with Staff recommendation.

Lenny Badger of Public Works Development & Flood Control stated he had the following three conditions to read into the record:

28. Drive-thru for Pad "E" must be relocated to the north and east side of the building.
29. The access drive between Office #9 and Office #10 must be constructed with the centerline to align with the drive aisle.
30. The drive aisle near office #19 must intersect with the main drive at a 90-degree angle.

Chairman Jay Aston asked Mr. Gallegos if he was in agreement with the conditions. Mr. Gallegos responded he understood the conditions and accepted them.

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

Chairman Aston closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATIONS WITH MODIFICATIONS TO THE FIRST 27 CONDITIONS AND THE ADDITION OF CONDITION NOS. 28, 29 AND 30 AS READ INTO THE RECORD BY PUBLIC WORKS.

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

4. **ZN-13-05 (18976) WESTLAND CORPORATE CENTER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DEAN SHEPARDSON ON BEHALF OF FRED KAVLI, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A C-3 GENERAL SERVICE COMMERCIAL DISTRICT TO AN M-2 GENERAL INDUSTRIAL DISTRICT. THE PROPERTY IS LOCATED AT 4339 CORPORATE CENTER DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 139-01-703-006.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of ZN-13-05.

Dean Shepardson of Westland Enterprises, 2110 E. Flamingo Road, Suite 106, Las Vegas, NV 89119 appeared 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 Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

5. **ZN-14-05 (18982) LONE MOUNTAIN ESTATES (PUBLIC HEARING) AN APPLICATION SUBMITTED BY R. L. HOMES, LLC, ON BEHALF OF DARK, LLC, LOUIS JON LAVIETES, ET AL, THE TOM FAMILY TRUST, JESSE MCCARTNEY, ET AL PROPERTY OWNERS, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF NORTH FIFTH STREET AND LONE MOUNTAIN ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-03-504-001 THRU 006 AND 139-03-504-008 THRU 014.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of ZN-14-05 .

Bob Gronauer 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. The following participants came forward:

- **John Kusler, 252 E. Lone Mountain, North Las Vegas, NV 89030** requested that the Commission require RL Homes to advise their customers there is still R-E zoning in the area and some of the homes in the area have horses.

Chairman Aston closed the Public Hearing.

Bob Gronauer stated per Nevada Revised Statutes, all home builders are required to report the current designation of the zoning and what the zoning district allows pursuant to the statutes, so they will be providing notice to buyers.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

6. **T-1156 (18985) LONE MOUNTAIN ESTATES. AN APPLICATION SUBMITTED BY R. L HOMES, LLC, ON BEHALF OF DARK, LLC, THE TOM FAMILY TRUST, JESSE MCCARTNEY ET AL, AND LOUIS JON LAVIETES ET AL, PROPERTY OWNERS, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E RANCH ESTATES DISTRICT (PROPOSED R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT) CONSISTING OF 67 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND NORTH FIFTH STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-03-504-001, 139-03-504-002, 139-03-504-003, 139-03-504-004, 139-03-504-005, 139-03-504-006, 139-03-504-008, 139-03-504-009, 139-03-504-010, 139-03-504-011, 139-03-504-012, 139-03-504-013, AND 139-03-504-014.**

The application was presented by Marc Jordan on behalf of Staff who indicated Staff was recommending approval of T-1156 subject to the following conditions:

1. Unless expressly authorized through a variance, waiver, or another approved method, the development shall comply with all applicable codes and ordinances.
2. If ZN-14-05 is not approved by the City Council, then this application shall be considered null and void.
3. The development shall comply with the Single Family Design Guidelines including, but not limited to ten (10) feet of landscaping (which may include the sidewalk) shall be provided on all corner side lots within the development.
4. Pedestrian access shall be provided at the ends of Street "E" to Sergeant Jordan Avenue and Street "B" to Lone Mountain Road. The pedestrian access shall be a minimum 20 feet in width and constructed in accordance with Section 17.24.210(D)(4).
5. The development shall not exceed 65 dwelling units.
6. All perimeter walls shall be owned and maintained by the Homeowners' Association.
7. The property owner is required to grant a pedestrian access easement for sidewalks within any common element.
8. A revocable encroachment permit for landscaping within the public right of way is required.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans.

10. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's North 5th Street and Lone Mountain Road street frontages.
11. The final map for the subdivision shall reflect a uniform eighty foot (80') right of way dedication along the North 5th Street frontage. In addition the map must provide for a twenty foot (20') common lot adjacent to North 5th Street.
12. The applicant shall apply for the vacation of the west nine feet (9') of Deem Drive. Said area will be incorporated into the existing subdivision without adding any additional lots. The vacation shall record concurrently with the final map.
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. A revocable encroachment permit for landscaping within the public right of way is required.
15. All Nevada Power Company easements conflicting with the proposed subdivision shall be relinquished prior to recordation of the final map. Any existing power poles and lines that must be placed underground shall be done so at no expense to the city.
16. Approval of a drainage study is required prior to submittal of the civil improvement plans.
17. 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.
18. All common elements shall be labeled and are to be maintained by the Home Owners Association.
19. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
20. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.

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

ACTION: APPROVED SUBJECT TO CONDITIONS LISTED IN MEMO DATED
FEBRUARY 23, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

7. **VAC-04-05 (18940) ALIANTE COMMONS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LOCHSA ENGINEERING ON BEHALF OF ALIANTE COMMONS, LLC, PROPERTY OWNER, TO VACATE APPROXIMATELY 10 FEET OF THE WESTERLY RIGHT-OF-WAY OF ALLEN LANE COMMENCING APPROXIMATELY 256 FEET NORTH OF ANN ROAD AND PROCEEDING NORTH 410 FEET. THE ASSESSOR'S PARCEL NUMBER IS 124-30-802-018.**

The application was presented by Marc Jordan on behalf of Staff who indicated Staff was recommending approval of VAC-04-05 subject to the following condition:

1. The vacation shall record concurrent with the dedications of the required bus turnout and flared intersection.

Michelle Gapin, 6345 South Jones, Suite 100, Las Vegas, NV 89118 appeared on behalf of the applicant stating she 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 Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

8. **VN-05-05 (19005) SHADOW MOUNTAIN BUSINESS CENTER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PANATTONI DEVELOPMENT COMPANY ON BEHALF OF SHADOW MOUNTAIN INVESTORS, LLC, PROPERTY OWNER, FOR A VARIANCE IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW A 15 FOOT SETBACK WHERE 35 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF ALEXANDER ROAD AND PECOS ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-12-501-001.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated the applicant had submitted a revised site plan that shows a building that is in compliance with the set-back requirements; therefore, Staff did not feel the variance was necessary and recommended VN-05-05 be denied as the requested variances brought on by the applicant are not unique or unusual.

Jason Kukler of Panattoni Development, 770 E. Warm Springs Road, Suite 225, Las Vegas, NV 89119 appeared on behalf of the applicant requesting that VN-05-05 be withdrawn.

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

Chairman Aston closed the Public Hearing.

ACTION: WITHDRAWN

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

9. **SPR-07-05 (19004) SHADOW MOUNTAIN BUSINESS CENTER. AN APPLICATION SUBMITTED BY PANATTONI DEVELOPMENT COMPANY ON BEHALF OF SHADOW MOUNTAIN INVESTORS, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2, GENERAL INDUSTRIAL DISTRICT, FOR 165,000 SQUARE FEET OF INDUSTRIAL DEVELOPMENT. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF ALEXANDER ROAD AND PECOS ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-12-501-001.**

The application was presented by Robert Eastman on behalf of Staff who indicated Staff was recommending approval of SPR-07-05 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. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Pecos Road and Alexander Road.
4. Right-of-way dedication and construction of a CAT bus turn-out is required on Pecos Road near Alexander per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
5. 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.
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. The property owner is required to sign a restrictive covenant for utilities.
9. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
10. Approval of a drainage study is required prior to submittal of the civil improvement plans.

11. 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.

Jason Kukler of Panattoni Development, 770 E. Warm Springs Road, Suite 225, Las Vegas, NV 89119 appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION IN MEMO DATED FEBRUARY 23, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

10. **UN-07-05 (18908) NORTHWEST COMMUNITY CHURCH (PUBLIC HEARING) AN APPLICATION SUBMITTED BY ROY SMITH ON BEHALF OF THE BAG GROUP, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A CHURCH. THE PROPERTY IS LOCATED AT 4600 WEST CRAIG ROAD, SUITES 201 AND 301. THE ASSESSOR'S PARCEL NUMBER IS 139-06-215-011.**

The application was presented by Robert Eastman on behalf of Staff who indicated Staff was recommending approval of UN-07-05 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; and
2. That UN-07-05 is site-specific and non-transferable.

Roy Smith, Architect, 3531 E. Russell Road, Suite H, Las Vegas, NV 89120 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 Leavitt

SECOND: Chairman Aston

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

NAYS: None

ABSTAIN: None

11. **SPR-05-05 (18960) CORONADO CENTENNIAL-COMMERCE. AN APPLICATION SUBMITTED BY YWS ARCHITECTS, ON BEHALF OF CORONADO CENTENNIAL, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-2 GENERAL COMMERCIAL DISTRICT CONSISTING OF A 107,518 SQUARE FOOT COMMERCIAL CENTER. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-27-102-002 AND 124-27-102-001.**

It was requested by the applicant to continue SPR-05-05 to March 9, 2005.

ACTION: CONTINUED TO MARCH 9, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

12. **UN-08-05 (18954) CORONADO CENTENNIAL COMMERCE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY YWS ARCHITECTS ON BEHALF OF CORONADO CENTENNIAL, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE WASHING ESTABLISHMENT. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-27-102-001 AND 124-27-102-002.**

It was requested by the applicant to continue UN-08-05 to March 9, 2005.

Chairman Jay Aston opened the Public Hearing and stated it would remain open until the item was heard.

ACTION: CONTINUED TO MARCH 9, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

13. **UN-09-05 CORONADO CENTENNIAL COMMERCE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY YWS ARCHITECTS ON BEHALF OF CORONADO CENTENNIAL, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A FINANCIAL INSTITUTION (BANK). THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-27-102-001 AND 124-27-102-002.**

It was requested by the applicant to continue UN-09-05 to March 9, 2005.

Chairman Jay Aston opened the Public Hearing and stated it would remain open until the item was heard.

ACTION: CONTINUED TO MARCH 9, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

14. **UN-13-05 (19006) A & A MIDWEST (PUBLIC HEARING). AN APPLICATION SUBMITTED BY A & A MIDWEST ON BEHALF OF BBMR INVESTMENTS, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A SALVAGE CENTER. THE PROPERTY IS LOCATED AT 2580 NORTH COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-15-701-003.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of UN-13-05 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 UN-13-05 is site-specific and non-transferable.
3. All work shall be performed within a building.
4. All outside storage shall be screened by a block wall, in accordance with the requirements of the Zoning Ordinance.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans.

Mindy Wadkins of WPDS, 3062 Via Del Corso Court, Henderson, NV 89052 appeared on behalf of the applicant. She clarified they would be removing the chain link fence all the way around the property and installing a block wall. They have spoken with the Department of Energy, who is located on two sides of the property and they want to keep their chain link fence, which is five feet away from the property line so the block wall will be next to the chain link fence on two sides and on the west side of the property the chain link fence will be removed and a block wall installed. She asked that Condition No. 3 be deleted as the business is a salvage center and much of the items are kept outside. Ms. Wadkins stated she spoke to Public Works Staff and on Condition No. 6 she requested the wording be changed to read, "Approval of a traffic study or acceptance of an explanation letter to waive a study is required prior to submittal of the civil improvement plans."

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

Velma Grubbs, 300 W. Kings Avenue, North Las Vegas, NV 89030 asked if the noise level of the business would be increased, if the traffic in the area would be increased and how high the block wall would be.

Chairman Aston closed the Public Hearing.

Ms. Wadkins stated the existing building had a parking area with landscape buffer in front of it. There will be an additional 27 parking spaces which will help the parking situation. Commissioner Dean Leavitt asked the applicant if the modular building would be permanent. Ms. Wadkins responded it was not permanent, it was a pre-fab building and may be a permanent portion of the site for storage. Commissioner Leavitt asked Staff if they were comfortable with that. Marc Jordan, Planning Manager responded under the Industrial Design Standards it would have to be a permanent building. A temporary building would require a special use permit. Ms. Wadkins stated she was told to request the modular building in this special use permit. Mr. Jordan stated temporary buildings could only be approved for one year. If it was permanent, it would need to be on a permanent foundation and would have to meet any criteria listed in Title 17 regarding a permanent building. Commissioner Leavitt asked the composition of the existing building. Ms. Wadkins responded it was a metal building. Commissioner Leavitt asked if the color scheme of the modular building was similar to the existing building. Ms. Wadkins responded they could do that.

Chairman Aston asked Staff if there was a concern with Condition No. 3 being deleted. Mr. Eastman responded they did not have a record of the conversation regarding Condition No. 3; however, a disclaimer could be added that "work shall be performed within a building or as approved by the Planning and Development Director" if it was the decision of the Commission to approve this item. Ms. Wadkins stated the conversation was with Vicki Adams on February 22, 2005. Chairman Aston asked Staff if Condition No. 6 could be revised. Clete Kus, of Public Works stated the condition could be modified with the stipulation that the letter negating the need for a traffic study be prepared and certified by a professional engineer licensed in the State of Nevada. Mr. Kus suggested the following wording for Condition No. 6: "Approval of a traffic study or a letter certified by a licensed engineer negating the need for a traffic study is required prior to submittal of civil improvements plans."

ACTION: APPROVED WITH CONDITION NOS. 3 AND 6 AMENDED AND THE ADDITION OF CONDITION NO. 7 AS FOLLOWS:

3. ALL WORK SHALL BE PERFORMED WITHIN A BUILDING OR AS APPROVED BY THE PLANNING DIRECTOR.
6. APPROVAL OF A TRAFFIC STUDY IS REQUIRED UNLESS A LETTER SUBMITTED BY A CERTIFIED ENGINEER STATING AND SHOWING ONE IS NOT REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
7. THE PROPOSED MODULAR BUILDING HAVE A COMPATIBLE

COLOR SCHEME TO MATCH THAT OF THE EXISTING
STRUCTURES ON THE SITE.

MOTION: Commissioner Leavitt
SECOND: Chairman Aston
AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown,
Trivedi, and Carvalho
NAYS: None
ABSTAIN: None

15. UN-20-05 (19315) PROJECT #1521 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE CLARK COUNTY SCHOOL DISTRICT, PROPERTY OWNER, FOR A USE PERMIT IN A PSP PUBLIC/SEMI-PUBLIC DISTRICT TO ALLOW A SCHOOL. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF LAWRENCE STREET AND TROPICAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-26-701-002.

The application was presented by Robert Eastman on behalf of Staff who indicated Staff was recommending approval of UN-20-05 subject to the following conditions:

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 comply with all of the Commercial Design Standards and Design Guidelines, including, but not limited to, the following:
 - a. Twenty (25) feet of perimeter landscaping, which may include sidewalks, shall be provided along all public streets.
 - b. A minimum of one (1) landscaped parking island shall be installed for every fifteen (15) parking spaces within any parking row.
3. The southerly building entrances shall be for emergency access only.
4. A minimum ground coverage of 80% shall be provided between the building and El Campo Grande Avenue. The 80% coverage shall be achieved within two years of issuance of a Certificate of Occupancy for the building.
5. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. Clark County Regional Flood Control District (CCFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
8. The limits of the Federal Emergency Management Agency Special Flood Hazard Area Zone A shall be shown on the tentative map.

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. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and Highways and *City of North Las Vegas Municipal Code* (Section 16.24.100.B).
 - a. Tropical Parkway
 - b. Lawrence Street
 - c. El Campo Grande Avenue
11. Approval of a traffic study is required prior to submittal of the civil improvement plans.
12. "No Parking" signs and appropriate striping shall be provided to indicate that parking is prohibited on El Campo Grande, Tropical Parkway, and within fifty (50) feet of the entry drives on Lawrence Street.
13. The driveway on Tropical Parkway shall be limited to right-in, right-out only.
14. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Tropical Parkway frontage.
15. The property owner is required to grant a pedestrian access easement for sidewalk within any common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
16. A revocable encroachment permit for landscaping within the public right of way is required.
17. The property owner is required to grant a roadway easement for commercial driveway(s).

Dave Pugsly, of Wells Pugsly Architects, 2480 E. Tompkins, Las Vegas, NV 89121

appeared on behalf of the applicant stating he concurred with Staff recommendation and subsequent to submitting the revised plan for review, they had met with the neighbors and are requesting some additional changes. The neighbors were concerned with the drop-off potential and the traffic generated on El Campo Grande. The bus access has been reversed to take the bus traffic onto Tropical Parkway so there will be no bus traffic on El Campo Grande. They put in a retaining wall along the edge of the site at El Campo Grande and increased the density of the landscaping. Staff requested no parking signs along El

Campo Grande for the entire length of the property which is being done and no parking on either side of the drive lanes. They are prepared to post no parking for the additional 100 feet from the driveway to the corner.

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

Chairman Aston closed the Public Hearing.

Commissioner Dean Leavitt asked the applicant if they could add emergency exit only signs on the inside of the doors exiting on the El Campo Grande Side of the school.

Commissioner Angelo Carvalho asked the applicant what kind of safety issue the wall would be and if the kids would be able to jump over the wall to get to the sidewalk. Mr. Pugsly stated from the edge of the school to where the wall is, is 35 feet and they would have to traverse through dense landscaping, over ground cover and there is a 42" guard rail on top of the retaining wall.

Commissioner Carvalho asked Staff how they felt about the wall. Staff responded they had no objections.

ACTION: APPROVED WITH CONDITION NO. 12 AMENDED AND THE ADDITION OF CONDITION NOS. 18 AND 19 AS FOLLOWS:

12. "NO PARKING" SIGNS AND APPROPRIATE STRIPING SHALL BE PROVIDED TO INDICATE THAT PARKING IS PROHIBITED ON EL CAMPO GRANDE, TROPICAL PARKWAY, AND WITHIN FIFTY (50) FEET OF THE ENTRY DRIVE ON LAWRENCE STREET FROM THE CORNER TO THE SOUTHERN DRIVEWAY.
18. THAT ON EL CAMPO GRANDE THERE SHALL BE A FOUR (4) FOOT RETAINING WALL WITH A 42" STEEL GUARD RAIL TO MITIGATE TRAFFIC
19. ON THE INSIDE DOORS TO THE COURTYARD LEADING TO EL CAMPO GRANDE SHALL BE POSTED EMERGENCY EXIT ONLY.

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

16. ZOA-02-05 (18981) MEANDERING SIDEWALKS (PUBLIC HEARING). AN ORDINANCE AMENDMENT INITIATED BY THE CITY OF NORTH LAS VEGAS TO AMEND TITLE 17 (ZONING ORDINANCE) SECTIONS 17.24.195(B); 17.24.200(J); AND 17.24.210(E) RELATING TO MEANDERING AND SEPARATED SIDEWALKS AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

It was requested by the applicant to continue ZOA-02-05 indefinitely.

Chairman Jay Aston opened the Public Hearing and stated it would remain open until the item was heard.

ACTION: CONTINUED INDEFINITELY
MOTION: Commissioner Leavitt
SECOND: Vice-Chairman Cato
AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, Trivedi, and Carvalho
NAYS: None
ABSTAIN: None

17. **FDP-04-05 (19010) ANN/LOSEE. AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF 525 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF LOSEE ROAD AND WASHBURN ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-26-802-004, 124-26-802-008, 124-35-501-014, 124-35-501-016, 124-35-602-002, 124-35-602-003, AND 124-35-602-004.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of FDP-04-05 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-98-04 and T-1131.
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. At least 6 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 ramadas with picnic tables and grills; play structures are to be sited in at least five locations
 - d. At least one large open space area for group / organized play
 - e. Approximately 5 large (20' x 20') shade shelters in lieu of the 30' gazebo, lighted
 - f. 5 picnic shelters Picnic tables and barbecue grills
 - g. Benches spaced along park pathways
 - h. Swimming pools with restroom/cabanas
 - i. One sand volleyball court
 - j. One half-court basketball court
 - k. Dog run
 - l. Horseshoe pits
 - m. Game tables
 - n. Bicycle racks
 - o. Pedestrian bridge over channel
 - p. Details of amenities to be provided

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.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

18. **SPR-08-05 (18979) CENTENNIAL MARKETPLACE. AN APPLICATION SUBMITTED BY VISION SIGN, INC., ON BEHALF OF WAL-MART STORES, INC., PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A 60 FOOT HIGH PYLON SIGN WHERE 45 FEET IS THE MAXIMUM ALLOWED. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF DECATUR BOULEVARD AND CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-19-401-001.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of SPR-08-05 subject to the following conditions:

1. That the maximum height of the freestanding sign shall be 60 feet.
2. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Kris Munn of EN Engineering, Inc, 245 E. Warm Springs Road, Suite 100, Las Vegas, NV 89119 appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

19. T-1157 (19011) RAVENHILL II. AN APPLICATION SUBMITTED BY TOUSA HOMES, INC., ON BEHALF OF NEVSUR INSURANCE AGENCY, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 111 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF SCOTT ROBINSON BOULEVARD AND CHEYENNE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-09-401-004.

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending approval of T-1157 subject to the conditions listed in memo dated February 23, 2005.

1. That this development shall comply with all approved conditions of ZN-131-04 and shall substantially conform to the submitted tentative map. If ZN-131-04 is not approved by the City Council, then this tentative map shall be considered null and void; and
2. That the "typical" street sections identified on the submitted plans shall be considered null and void; and
3. That a minimum 80,103 square feet of usable open space be provided within the development. Said area(s) shall be identified as "Common Element(s)" and appropriately dimensioned on the revised tentative map; and
4. That a minimum 40,000 square feet of open space be developed prior to the issuance of the 35th building permit; and
5. That all of the required open space be developed prior to the issuance of the 70th building permit; and
6. That the perimeter walls be constructed entirely within the common elements and owned and maintained by the homeowners' association; and
7. That a pedestrian access gate be provided between Common Element "B" and the commercial parcel at the northwest corner of Martin Luther King Boulevard and Cheyenne Avenue; and
8. That all conditions of the approved zoning and tentative map be placed as "Notes" on the conforming and/or final map(s); and
9. That the following minimum amenities shall be provided as part of the open space:

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

Keith Hatton of G.C. Wallace, Inc., 10000 W. Charleston Blvd, Suite 130, Las Vegas, NV 89135 appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION IN MEMO DATED FEBRUARY 23, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

20. T-1158 (19013) RAVENHILL I. AN APPLICATION SUBMITTED BY TOUSA HOMES, INC., ON BEHALF OF NEVSUR INSURANCE AGENCY, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 83 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF SCOTT ROBINSON BOULEVARD AND CHEYENNE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-09-401-002.

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending approval of T-1158 subject to conditions listed in memo dated February 23, 2005 as follows:

1. That this development shall comply with all approved conditions of ZN-130-04 and shall substantially conform to the submitted tentative map. If ZN-130-04 is not approved by the City Council, then this tentative map shall be considered null and void; and
2. That a minimum 59,655 square feet of usable open space be provided within the development. Said area(s) shall be identified as "Common Element(s)" and appropriately dimensioned on the conforming tentative and/or final map(s); and
3. That a minimum 20,000 square feet of open space be developed prior to the issuance of the 30th building permit; and
4. That all of the required open space be developed prior to the issuance of the 60th building permit; and
5. That the perimeter walls be constructed entirely within the common elements and owned and maintained by the homeowners' association; and
6. No existing water and sewer in Scott Robinson. For information on existing and/or available utilities, contact Bob Locher at 633-1279.
7. That all conditions of the approved zoning and tentative map be placed as "Notes" on the conforming and/or final map(s).

Keith Hatton of G.C. Wallace, Inc., 10000 W. Charleston Blvd, Suite 130, Las Vegas, NV 89135 appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO CONDITIONS IN MEMO DATED FEBRUARY 23, 2005.

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

OLD BUSINESS

21. **VN-04-05 (18675) SIMMONS ASSOCIATES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SIMMONS ASSOCIATES, LLC, PROPERTY OWNER, FOR A VARIANCE IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO REDUCE THE REQUIRED LANDSCAPING ON THE EAST AND SOUTH PROPERTY LINES TO 10 FEET WHERE 20 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF LAKE MEAD BOULEVARD AND SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-20-614-001. (CONTINUED JANUARY 26, 2005)**

It was requested by the applicant to continue VN-04-05 to March 23, 2005.

Chairman Jay Aston opened the Public Hearing and stated it would remain open until the item was heard.

ACTION: CONTINUED TO MARCH 23, 2005

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

22. **AMP-107-04 (18165) CENTENNIAL ESTATES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY R.L. HOMES, LLC, ON BEHALF OF DARK, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF COMMUNITY COMMERCIAL TO HDR HIGH DENSITY RESIDENTIAL. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF DONNA STREET AND CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-23-401-002. (CONTINUED DECEMBER 22, 2004 AND JANUARY 26, 2005)**

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending AMP-107-04 be denied because it is not consistent with guidelines established in the Comprehensive Plan and would further establish a pattern of development in the vicinity where the intent of the Comprehensive Plan was to establish commercial nodes. This would effectively eliminate that potential.

Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating they had met with the neighbors. After meeting with the neighbors they had three additional conditions they agreed on with respect to the Planned Unit Development. The project was approximately 16 dwelling units per acre on approximately 10 acres. There was an issue regarding the drainage facility that runs along Centennial Parkway and because of that the property was moved to the north. More acreage has been added to the site and the number of units has been lowered. The development is now at approximately 13.7 dwelling units per acre. Mr. Gronauer asked that the following three conditions be added as Condition Nos. 29 through 31 if AMP-107-04 is approved:

29. Covered parking spaces shall not be metal in appearance and shall follow the same design theme and use similar materials to those used in the main structures within the development.
30. The CC&R's shall contain provisions stating that the development shall not be an apartment project.
31. No construction traffic on Donna Street except for off-site improvements and landscaping along Donna Street.

Mr. Gronauer stated there was over 100 acres of commercial development in the intersection and if the AMP is approved, one of the concerns of the neighbors was the amount of commercial in the area. The neighbors would rather have some type of residential development and they would not be creating any type of strip commercial because adjacent to this property a 20 acre commercial shopping center is planned which is not strip commercial.

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

Harvey Ferber, 1504 Lazy Hill Ranch Way, North Las Vegas, NV 89084 stated he was a neighbor in this area but was not aware of a neighborhood meeting. He stated he agreed with Staff's recommendation and was glad to see some progress has been made in the reduction of the number of units per acre in the development and would rather see residential in this area.

Chairman Aston closed the Public Hearing.

Mr. Gronauer stated they typically meet with neighbors who live immediately adjacent to a project because they are the most impacted. Had he known Mr. Ferber was impacted, he would have been contacted.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

23. ZN-124-04 (18168) CENTENNIAL ESTATES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY R.L. HOMES, LLC, ON BEHALF OF DARK, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 164 TOWNHOMES. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF DONNA STREET AND CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-23-401-002. (CONTINUED DECEMBER 22, 2004 AND JANUARY 26, 2005)

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated if the Planning Commission determines approval is warranted at this time, Staff was recommending that ZN-124-04 be subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. That development shall comply with the Multi-Family Development Standards, including but not limited to the following:
 - a. A 20-foot buffer adjacent to the north and west property lines will need to be provided, except a five (5) foot buffer will be provided for approximately 95 linear feet at the southwest corner adjacent to Building 2; and
 - b. A minimum of 40 square feet will need to be provided for upper story balconies;
3. The open space and perimeter landscaping along Centennial Parkway shall comply with the PUD, Planned Unit Development requirements.
4. The pool and cabana shall be constructed at the first phase of development.
5. A final development plan shall be required for Planning Commission review and approval. The final development plan shall provide details of the open space/park areas showing landscaping and amenities. Prior to submittal of the final development plan, the applicant must schedule a meeting with the Parks and Recreation Director or designee to determine what amenities will be required of the private park areas.

6. The applicant must grant to the City a 54.25 foot wide permanent drainage easement along Centennial Parkway.
7. No trees shall be planted within five (5) feet either side of the box culvert that is to be constructed within the drainage easement.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
10. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
11. Approval of a traffic study is required prior to submittal of the civil improvement plans.
12. A queuing analysis is required if this development is to be gated.
13. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway.
14. Roundabout design shall conform to the Federal Highway Administration's *Roundabouts: An Informational Guide* design criteria and is subject to approval of the City Traffic Engineer.
15. Dedication 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. Donna Street
 - c. Rome Boulevard
16. The property owner is required to grant roadway easements where public and private streets intersect.

17. All common elements shall be labeled and are to be maintained by the Home Owners Association.
18. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
19. A revocable encroachment permit for landscaping within the public right of way is required.
20. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
21. The installation of sprinklers for fire suppression is required in all structures.
22. A second means of Fire Department access is required for each group of 25 or more residential units in accordance with Fire Code requirements.
23. Fire access lanes shall be designed in accordance with Fire Code requirements.
24. All curbs shall be painted red and posted as no parking.
25. Turning radii along fire access lanes shall be designed in accordance with the Fire Code.
26. As a minimum the following amenities shall be provided within the open space:
 - a. Circuitous lighted paths
 - b. A minimum of 20 24-inch box trees per acre
 - c. At least 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada
 - d. At least one large open space area for group / organized play
 - e. One large group shade area / gazebo (30' diameter), lighted (this is not the same as the shelter at the playground areas)
 - f. Swimming pool with cabana

- g. Picnic tables and barbecue grills
- h. Benches spaced along park pathways
- l. Doggie stations
- j. Details of amenities to be provided

Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating he would like to incorporate his comments from AMP-107-04 and asked that the following three conditions be added:

- 27. Covered parking spaces shall not be metal in appearance and shall follow the same design theme and use similar materials to those used in the main structures within the development.
- 28. The CC & R's shall contain a provision stating that the development shall not be an apartment project.
- 29. No construction traffic on Donna Street except for off-site improvements and landscaping along Donna Street.

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

Robert Sayegh, 1128 Oceanwood Avenue, North Las Vegas, NV 89081 stated he was in support of the project and was in agreement with their proposed changes.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED PER STAFF RECOMMENDATION WITH THREE ADDITIONAL CONDITIONS AS READ INTO THE RECORD BY THE APPLICANT

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

24. **T-1144 (18167) CENTENNIAL ESTATES. AN APPLICATION SUBMITTED BY R.L. HOMES, LLC, ON BEHALF OF DARK, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT (PROPOSED PUD PLANNED UNIT DEVELOPMENT) CONSISTING OF A 164 UNIT CONDOMINIUM DEVELOPMENT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF DONNA STREET AND CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-23-401-002. (CONTINUED DECEMBER 22, 2004 AND JANUARY 26, 2005)**

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated if the Planning Commission determines approval is warranted at this time, Staff is recommending that T-1144 be subject to the conditions listed in memo dated February 23, 2005 as follows:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. That T-1144 shall become null and void if AMP-107-04 and ZN-124-04 are not approved by the City Council.
3. The development shall comply with all conditions of approval for ZN-124-04.

Bob Gronauer 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.

ACTION: APPROVED PER STAFF RECOMMENDATION WITH CONDITIONS LISTED IN MEMO DATED FEBRUARY 23, 2005

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

25. **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. (CONTINUED FEBRUARY 9, 2005)**

The application was presented by Marc Jordan on behalf of Staff who indicated Staff was recommending approval of ZN-04-05 subject to the conditions listed in memo dated February 23, 2005 as follows:

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 not exceed 159 lots.
3. The minimum lot size of the development shall be 4,500 square feet.
4. The development shall provide a minimum of 114,186 square feet (2.26 acres) of useable open space.
5. The developer shall meet with the Departments of Parks and Recreation and Planning and Zoning to determine the amenities to be provided prior to submittal of a final development plan.
6. At a minimum, the following amenities shall be provided within the open space:
 - a. Circuitous lighted paths;
 - b. A minimum of twenty 24-inch box trees per acre;
 - c. At least one large open space area for group/organized play;
 - d. One large group shade area/gazebo (30' diameter), lighted;
 - e. At least 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada;

- f. Picnic tables and barbecue grills;
 - g. Benches spaced along park pathways;
 - h. Details of amenities to be provided.
7. That development shall comply with the Single-Family Development Standards, including but not limited to the following:
- a. Twenty feet of perimeter landscaping and a five (5) foot meandering sidewalk separated five (5) feet from back of curb will need to be provided along Centennial Parkway, Valley Drive and Tropical Parkway.
8. Setbacks shall comply with the following:
- a. 20' Front to the Garage
 - b. 15' Rear
 - c. 5' Side
 - d. 10' Corner Side
 - e. 15' to the Front Living Area. However, 50% of the development may have a 10-foot setback to the living area provided no two homes with a ten (10) foot front setback are next to each other in the development.
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 local facilities and street centerline grades must be constructed in conformance with the *City of North Las Vegas' North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
12. 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.

13. The preliminary street section(s) shown on the plans shall be used for planning purposes only; the actual pavement sections will be determined by the Department of Public Works.
14. As shown on the site plan, the internal residential streets shall be in conformance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 207 (Option "B").
15. 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.
16. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
17. 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. Tropical Parkway
 - c. Valley Drive
18. Right-of-way dedication and construction of a flared intersection is required at Centennial Parkway and Tropical Parkway per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
19. Right-of-way dedication and construction of a CAT bus turn-out is required on Tropical Parkway near Valley Drive and on Centennial Parkway near Tropical Parkway per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
20. Adjacent to any eighty (80) foot right-of-way, a common lot, with a minimum width of five feet, shall be provided behind the required bus turn-out.
21. Side lot easements shall conform to the *City of North Las Vegas Municipal Code* section 17.24.210.D.4.a.

22. 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*.
23. The property owner is required to grant roadway easements where public and private streets intersect.
24. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
25. A revocable encroachment permit for landscaping within the public right of way is required.
26. All common elements shall be labeled and are to be maintained by the Home Owners Association.
27. Perimeter walls shall be owned and maintained by the Homeowner's Association.
28. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards and must be approved by the City of Las Vegas Central Fire Alarm Office. If a conformed tentative map is required, the approved street names shall be shown on the map prior to final signatures.
29. Approval of a traffic study is required prior to submittal of the civil improvement plans.
30. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway, Tropical Parkway and Valley Drive.
31. All Nevada Power Company easements and poles must be shown and shall be fully located within the landscape area. If any poles need to be relocated, it will be at the expense of the developer.
32. The developer is responsible for the acquisition of public utility easements needed for any off-site utilities.
33. Streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *North Las Vegas Municipal Code* 16.20.050.

"Curvilinear street" means a street in excess of five hundred (500) feet which has at least twenty-five (25) feet of lateral deviation from a straight course. For every five

hundred (500) feet of additional street length, there is at least twenty-five (25) feet of lateral deviation per five hundred (500) foot street segment. (Ord. 1568 § 1 (part), 2001)

34. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the Final Map.
35. A second means of Fire Department access is required for each group of 25 or more residential units in accordance with Fire Code requirements.

Bob Gronauer 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 and confirmed the reason they were asking for the reduced set-back in front was because on half of the homes of the models, the living quarters will be encroaching within that area because of the garage set-backs.

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

George Garcia, 1711 Whitney Mesa Drive, Suite 100, Henderson, NV 89014 appeared in support of the project and stated after having discussions with D.R. Horton's engineers and with Staff from Right of Way and Public Works Traffic Departments to help facilitate the discussions and had come up with a "T" alignment for the intersection of Tropical Parkway and San Mateo Street.

Danilu Coskey, 1905 Soaring Court, Las Vegas, NV 89134 stated she was in favor of the "T" alignment for the intersection.

Chairman Jay Aston asked what item was being addressed. Mr. Garcia responded the "T" alignment actually related to the tentative map.

Chairman Aston asked Staff if the "T" alignment should be listed as a condition. Marc Jordan, Planning Manager responded he was not aware of the realignment and did not know if Transportation was aware of it. He was concerned how the "T" intersection would affect the preliminary development plan currently proposed. Clete Kus, PW Transportation Planner stated he was aware of the discussions but there is some potential that the maps might be impacted and possibly cause a delay.

Mr. Gronauer stated he had worked with other items with Mr. Garcia and it was his understanding his client was willing to work with the property owners on the development of the intersection. Mr. Gronauer asked to move forward with the project and if changes

need to be made, they will work with Staff and Mr. Kus to address the issues.

Chairman Aston asked Staff if they were comfortable with that. Mr. Jordan stated they might need guidance from the Traffic Department and if there was a condition that would address that.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED PER STAFF RECOMMENDATIONS IN MEMO DATED
FEBRUARY 23, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

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

NAYS: None

ABSTAIN: None

26. 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. (CONTINUED FEBRUARY 9, 2005)

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of T-1148 subject to the conditions listed in memo dated February 23, 2005 as follows:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. That T-1148 shall become null and void if ZN-04-05 is not approved by the City Council.
3. This development shall comply with the conditions of approval for ZN-04-05.
4. That a final development plan, subject to Planning Commission review and approval, is required prior to recordation of the final map.
5. That the applicant shall schedule a meeting with the Parks and Recreation Director or designee to determine what amenities will be required within the open space areas.
6. The proposed cul-de-sac shown at the easterly end of French Landing exceeds the design standards of 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. Right-of-way dedication and construction of a CAT bus turn-out is required on Tropical Parkway near Valley Drive and on Centennial Parkway near Tropical Parkway per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
8. Adjacent to any eighty (80) foot right-of-way, a common lot, with a minimum width of

five feet, shall be provided behind the required bus turn-out.

9. Remove the street section thickness from the typical sections. The pavement sections will be determined by the Department of Public Works.
10. Five (5) copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Department of Public Works and the Department of Planning and Development prior to submittal of the final map and civil improvement plans.

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

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

27. **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 AND FEBRUARY 9, 2005)**

It was requested by the applicant to continue T-1149 to March 9, 2005.

ACTION: CONTINUED TO MARCH 9, 2005

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

28. **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 AND FEBRUARY 9, 2005)**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of VAC-02-05 subject to the following conditions:

1. As shown on the associated Tentative Map, the applicant must provide a radius on the outside corner of Rice Avenue and Montgomery Street.
2. The vacation must record concurrently with the final map. 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, 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. The following participants came forward:

George Garcia of G.C. Garcia, Inc., 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014 stated he is in support of the vacation but was concerned how Ranch House Road would be accessed and requested access be provided from Decatur Boulevard.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

29. 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 AND FEBRUARY 9, 2005)

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was not supporting the waiver request as the site has approximately three times the amount of open space required and the applicant can comply with the building separations of 20 feet with minor changes to their plan; however, Staff is recommending approval subject to conditions listed in the memo dated February 23, 2005 as follows:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. That T-1150 shall become null and void if ZN-06-05 is not approved by the City Council.
3. That development shall comply with Multi-Family Development Standards, including but not limited to the following:
 - a. All buildings within the development will need to be separated by a distance of not less than 20 feet.
4. The development shall comply with the current parking requirements.
5. This subdivision shall be mapped as condominiums.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans.
7. A queuing analysis is required if this development is to be gated.
8. 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.
9. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway and Valley Drive.

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. Centennial Parkway
 - b. Valley Drive
11. Right-of-way dedication and construction of a CAT bus turn-out is required on Valley Drive near Centennial Parkway per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
12. A common lot, with a minimum width of five feet, shall be provided behind the required bus turn-out.
13. The property owner is required to grant roadway easements where public and private streets intersect.
14. All common elements shall be labeled and are to be maintained by the Home Owners Association.
15. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
16. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
17. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
18. A revocable encroachment permit for landscaping within the public right of way is required.
19. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
20. 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*.
21. Approval of a drainage study is required prior to submittal of the civil improvement plans.

22. 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.
23. All local facilities and street centerline grades must be constructed in conformance with the *City of North Las Vegas' North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
24. 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.
25. The preliminary street section(s) shown on the plans shall be used for planning purposes only; the actual pavement sections will be determined by the Department of Public Works.
26. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording of the final map.
27. A second means of Fire Department access is required for each group of 25 or more residential units in accordance with Fire Code requirements.
28. The developer must meet with Parks and Recreation staff to determine amenities to be provided for future residents.

Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating the property has been impacted by street alignments and the construction of the drainage channel. Because of the impacts, there is a significant impact on the development of the property. Due to the severe grade slope, it was not practical to move the buildings.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION WITH CONDITION NO. 3 AMENDED AS FOLLOWS:

3. THAT DEVELOPMENT SHALL COMPLY WITH MULTI-FAMILY DEVELOPMENT STANDARDS, WITH THE EXCEPTION THAT A 14 FOOT BUILDING SEPARATION MAY BE ALLOWED.

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

30. 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, JANUARY 12, AND FEBRUARY 9, 2005)

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval subject to conditions listed in memo dated February 23, 2005 as follows:

1. Unless expressly authorized through a variance, waiver, or another approved method, development shall comply with all applicable codes and ordinances.
2. That ZN-127-04 shall become null and void if AMP-108-04 is not approved by the City Council.
3. That development shall comply with the Multi-Family Development Standards, including but not limited to the following:
 - a. A 20-foot buffer adjacent to the north, east and south property lines, except within the two parking areas and where the open space amenities are proposed as indicated on the revised preliminary development plan; and
 - b. Concrete or clay tile roofs on all buildings.
4. The development shall comply with the current parking requirements.
5. The pool and club house shall be constructed at the first phase of development.
6. A final development plan shall be required for Planning Commission review and approval. The final development plan shall provide details of the open space/park areas showing landscaping and amenities. Prior to submittal of the final development plan, the applicant must schedule a meeting with the Parks and Recreation Director or designee to determine what amenities will be required of the private park areas.
7. This development shall comply with *City of North Las Vegas Municipal Code*, section 17.24.195.C.7.d, which states: "One additional required space shall be provided within one hundred fifty (150) feet and twenty-five (25) percent of guest parking

- spaces shall be provided within three hundred (300) feet walking distance of units to be served.” Compliance may require modifications to the site
8. Approval of a traffic study is required prior to submittal of the civil improvement plans.
 9. A queuing analysis is required.
 10. The existing Fire Department access easement shall be vacated and a new location deemed acceptable to the Fire Department shall be dedicated.
 11. 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.
 12. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Camino Al Norte.
 13. Approval of a drainage study is required prior to submittal of the civil improvement plans.
 14. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
 15. 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.
 16. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
 17. 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*.
 18. The property owner is required to grant roadway easements where public and private streets intersect.
 19. All common elements shall be labeled and are to be maintained by the Home Owners Association.
 20. The street names shall be in accordance with the North Las Vegas Street Naming

and Address Assignment Standards.

21. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
22. Confirmation of proposed emergency access to the adjoining property, APN 124-34-34-419-000.
23. The installation of sprinklers for fire suppression is required in all structures.
24. As a minimum the following amenities shall be provided within the open space:
 - a. Circuitous lighted paths;
 - b. A minimum of 20 24-inch box trees per acre;
 - c. At least 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada;
 - d. A large open space area for group / organized play;
 - e. One large group shade area / gazebo (25' diameter) with BBQ and lighted;
 - f. Clubhouse with swimming pool and BBQ area;
 - g. Picnic tables and barbecue grills;
 - h. Benches spaced along park pathways;
 - i. Doggie stations;
 - j. Water fountain at playground area; and
 - k. Details of amenities to be provided.

Bill Curran of Curran and Parry, 300 South 4th Street, Las Vegas, NV 89102 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 SUBJECT TO STAFF RECOMMENDATION IN MEMO DATED FEBRUARY 23, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

31. **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, JANUARY 12, AND FEBRUARY 9, 2005)**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval subject to conditions listed in memo dated February 23, 2005 as follows:

1. Unless expressly authorized through a variance, waiver, or another approved method, development shall comply with all applicable codes and ordinances.
2. That SPR-65-04 shall become null and void if AMP-108-04 and ZN-127-04 are not approved by the City Council.
3. The development shall comply with all conditions approval for ZN-127-04.

Bill Curran of Curran and Parry, 300 South 4th Street, Las Vegas, NV 89102 appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED PER STAFF RECOMMENDATION IN MEMO DATED FEBRUARY 23, 2005

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Marc Jordan, Planning Manager stated on Page 3 of the By-Laws, Section 1 states the start time of the meeting. At the last meeting it was suggested to move that time to start at 6 p.m. with the pre-briefing starting at 5:30 p.m. There is no action to take at this time. An action item will be placed on the March 9, 2005 meeting. The Commission was in favor of changing the time of the meeting and requested an action item be brought to the March 9, 2005 meeting.

CHAIRMAN'S BUSINESS

No report given

ADJOURNMENT

The meeting adjourned at 8:52 p.m.

APPROVED: March 23, 2005

Jay Aston, Chairman

Jo Ann Lawrence, Recording Secretary