

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

January 25, 2006

***All Staff Reports and attachments are available on the City's
Website - [http:// www.cityofnorthlasvegas.com](http://www.cityofnorthlasvegas.com)***

BRIEFING: 5:30 pm., Conference Room, North Las Vegas City Hall,
2200 Civic Center Drive

CALL TO ORDER: 6:00 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 - Absent
Commissioner Steve Brown - Present
Commissioner Dilip Trivedi - Present
Commissioner Angelo Carvalho - Absent

STAFF PRESENT: Jory Stewart, Planning & Zoning Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Bob Hoyes, Planner
Nick Vaskov, Deputy City Attorney II
Clete Kus, PW, Transportation Planner
Jennifer Doody, PW, Development & Flood Control
James Frater, Fire Department
Jo Ann Lawrence, Recording Secretary

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Commissioner Steve Brown

WELCOME: Chairman Jay Aston

MINUTES

• **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING OF DECEMBER 28, 2005.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

AYES: Commissioner Aston, Vice-Chairman Cato, Commissioners Leavitt and Trivedi

NAYS: None

ABSTAIN: Commissioner Brown

CONSENT AGENDA

A. PW-10-06 (24301) ROME VALLEY APARTMENTS: APPROVE THE COMMERCIAL DEVELOPMENTS OFF-SITE IMPROVEMENTS AGREEMENT BY PICERNE CONSTRUCTION CORP. AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$201,328.82.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

B. PW-11-06 (24302) G & K LAUNDRY: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY TRAVELERS CASUALTY & SURETY COMPANY OF AMERICA TO RELEASE THE OFF-SITE IMPROVEMENT BOND IN THE AMOUNT OF \$286,118.03.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **ZN-05-06 (24042) MONTECITO PAVILIONS MIXED USE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE MONTECITO COMPANIES ON BEHALF OF TROPICAL-LAMB, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A C-2 GENERAL COMMERCIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 160,000 SQUARE FEET OF RETAIL/OFFICE, 21,000 SQUARE FEET OF OFFICE, AND 350 DWELLING UNITS OF MULTI-FAMILY RESIDENTIAL. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF TROPICAL PARKWAY AND LAMB BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 123-30-601-003, 123-30-601-005 AND 123-30-601-006.**

It was requested by the applicant to continue ZN-05-06 to February 8, 2006.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO FEBRUARY 8, 2006

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

Item No. 7 was heard next.

2. **UN-09-06 (24037) SCRIPPS RESOURCES INTERNATIONAL, INC. (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SCRIPPS RESOURCES ON BEHALF OF WENDY SCARBERRY, PROPERTY OWNER, FOR A USE PERMIT IN A C-P PROFESSIONAL OFFICE COMMERCIAL DISTRICT TO ALLOW A PROFESSIONAL OFFICE BUILDING OF 4,484 SQUARE FEET, WHERE 3,000 SQUARE FEET IS THE MAXIMUM ALLOWED. THE PROPERTY IS LOCATED AT 4308 NORTH DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-06-310-006.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending continuance to allow the applicant time to comply with parking requirements for the landscaping; however, if the Commission determines approval is warranted, the following conditions are recommended:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. The applicant shall comply with the Commercial Development Standards and Design Guidelines including, but not limited to:
 - a. Foundation landscaping or an alternative as listed in 17.24.200(D)(7).
 - b. Architectural detailing on all four sides of the building.
 - c. The parking lot, which abuts a public street, shall be set back from the property line a minimum of twenty (20) feet.
 - d. Landscaping shall be provided on the north side of the trash enclosure.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans.
4. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Decatur Boulevard.

Jim Shadlus, 2140 West Charleston Boulevard, Suite B, Las Vegas, NV 89102 appeared on behalf of the applicant stating he was in agreement with the conditions recommended by Staff and would design and resubmit the plans and asked for approval.

Chairman Jay Aston confirmed the applicant was in agreement with the conditions recommended by Staff. Mr. Shadlus stated he had reviewed the conditions and was in agreement with them. Chairman Aston asked Staff if the conditions listed addressed Staff's concerns. Mr. Eastman responded Condition No. 2 addressed Staff's concerns.

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

Chairman Aston closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

3. UN-08-06 (24038) PROJECT #1500 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE SCHOOL BOARD OF TRUSTEES, PROPERTY OWNER, FOR A USE PERMIT IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW AN ELEMENTARY SCHOOL. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CARLA ANN ROAD AND WALNUT ROAD. THE ASSESSOR'S PARCEL NUMBER IS 123-31-101-003.

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending continuance to allow the applicant time to redesign the site to add the additional landscape buffer and there are some architectural concerns. A revised letter was submitted; however, if the Commission desires approval, Staff recommends the conditions listed in the revised memo dated January 25, 2006 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 comply with all of the Commercial Design Standards and Design Guidelines, including, but not limited to, the following:
 - a. Landscaped areas (which may include sidewalks) at least twenty-five feet (25') in width from back of curb to perimeter walls shall be maintained adjacent to all streets.
 - b. That single-score precision block only be used as an accent.
3. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
6. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.

7. The limits of the Federal Emergency Management Agency Special Flood Hazard Area Zone A must be shown on all site plans, civil improvement plans, etc. submitted to the City.
 - a. The City of North Las Vegas does not permit the construction of any buildings within a Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA). Under this policy, the applicant must meet the following requirements prior to issuance of permits and certificates of occupancy.
 - b. Grading and off-site construction permits may be issued once a copy of the Conditional Letter of Map Review (CLOMR) application has been submitted to FEMA for processing.
 - c. Building permits may be issued once a CLOMR has been obtained from FEMA.
 - d. Certificates of Occupancy can be issued once a Letter of Map Revision (LOMR) has been obtained from FEMA.
8. Approval of a traffic study is required prior to submittal of the civil improvement plans.
9. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Carla Ann Road and Walnut Road.
10. The property owner is required to grant a roadway easement for commercial driveway(s).
11. As Bella Letago Avenue has houses fronting the street, the bus drop off area must be relocated.
12. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.

Carol Bailey of the Clark County School District, 4212 Eucalyptus Annex, Las Vegas, NV 89121 and **Dean Lanuke of JMA Architecture Studios, 10150 Covington Cross Drive, Las Vegas, NV 89144** appeared on behalf of the applicant. Mr. Lanuke stated they were concerned with the rough texture of the split face block because, if a child were to fall against it, they would get hurt and would like to use the scored block as it was flush. In other schools they have put the split face block at a higher level out of the way and they were trying to maintain that type of element throughout and keep it consistent within the design parameter of the School District. He stated if they were to go to a 25' setback with

the landscape buffer, they would lose approximately one acre of play area, which was very critical for the children. By reducing the site with a 25' setback, would jeopardize the fire lane that ran behind the back and to the side of the building, so they had to consider moving the bus drop off back to Bella Letago. The area that connects between the bus drop and the corner of the building has enough room to get a fire truck through. If they reduce that area and reduce it to 25', they either have to move the bus drop further down Walnut, which creates a traffic hazard at the intersection, or the bus drop had to go back to Bella Letago, so they were in a pinch trying to get that to work.

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

Chairman Aston closed the Public Hearing.

Chairman Aston stated when looking at the site plan, it showed the sidewalk was included in the buffer and they were providing a 10' landscape buffer but it could be considered a 15' buffer as it included the sidewalk. There was some additional landscape in the parking lot and asked what it was. Mr. Lanuke responded they were the kindergarten play areas and there were also shade structures and a grass ball field. Chairman Aston asked if the requested waivers were to be considered, if they would need to amend Condition Nos. 2.a and 2.b. Mr. Eastman responded that was correct.

Commissioner Leavitt stated he was not in favor of approval with the reduced landscaping but might be willing to split the ten feet and go to 20' instead of 25'. It appeared there was enough room on the corner to come out another five feet and still have ample room for emergency vehicle turnouts.

Carol Bailey suggested on the areas that were critical to them, if they worked it out with Staff, where the areas were sufficient for the play area and for them to accommodate the design for the safety, both for the fire trails, where there may be areas that would be 20 to 25 feet and then reduce down where Staff felt that maybe 10 feet would be sufficient, rather than having it uniform on all four streets.

Commissioner Leavitt stated instead of looking at it as 15 feet, maybe the condition could be reworded to state it would have a majority of at least 20 feet and 25 feet landscaping where permitted if that was agreeable with Staff or if they would still need continuance with respect to the design issues. Ms. Bailey stated they were up against a time line and asked that the item be approved.

Commissioner Dilip Trivedi asked if the 10' landscape strip had grass only or if it also had trees and shrubs. Mr. Lanuke responded it also had trees and shrubs. Commissioner Trivedi asked it was possible to have the same quantity of landscaping on the 10' strip as would be on a 25' strip so the intent of the buffer was met. Mr. Lanuke responded they could do that. Ms. Bailey also stated she would agree to that.

Commissioner Leavitt agreed with the architect on the split faced block and it was also easier to remove graffiti on a smooth surface. He asked how high up the split faced block would start. Mr. Lanuke stated it would start about six feet from the ground, depending on the coursing of the masonry. Chairman Aston asked if the condition could be worded, "that single-score precision block be used as the main accent in lieu of split faced block." Mr. Eastman responded it was Staff's preference, from a safety standpoint, that the single score precision block could be used as a wainscoting up to a certain level and then the rest of the majority of the building would be split faced block.

Mr. Eastman read the revised conditions for the record as follows:

- 2.a. Landscaped areas (which may include sidewalks) with a minimum coverage of 80% shall be at least fifteen feet (15') in width from back of curb to perimeter walls with the majority of the landscaping having a minimum of 20' in width, shall be maintained adjacent to all streets, subject to Staff review and approval.
- 2.b. That single-score precision block shall only be used as a 6' wainscoting accent.

Mr. Lanuke agreed with the amended conditions.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NOS. 2.A AND 2.B AMENDED AS FOLLOWS:

- 2.A. LANDSCAPED AREAS (WHICH MAY INCLUDE SIDEWALKS) WITH A MINIMUM COVERAGE OF 80% SHALL BE AT LEAST FIFTEEN FEET (15') IN WIDTH FROM BACK OF CURB TO PERIMETER WALLS WITH THE MAJORITY OF THE LANDSCAPING HAVING A MINIMUM OF 20' IN WIDTH, SHALL BE MAINTAINED ADJACENT TO ALL STREETS, SUBJECT TO STAFF REVIEW AND APPROVAL.
- 2.B. THAT SINGLE-SCORE PRECISION BLOCK SHALL ONLY BE USED AS A 6' WAINSCOTING ACCENT.

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

4. **VN-02-06 (24105) SIERRA RANCH VILLAGE 4 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY KB HOME ON BEHALF OF HEARTHSTONE MULTI-ASSET ENTITY B, PROPERTY OWNER, FOR A VARIANCE IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW AN 8-FOOT REAR YARD SETBACK, WHERE 10 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT 5945 FERAL GARDEN STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-27-712-027.**

Item Nos. 4 through 6 were presented together.

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending denial of VN-02-06 as the applicant had not shown there were any exceptional or extraordinary circumstances or conditions that applied to the properties that would not apply to the other properties in the area; however, if the Commission desired approval, the following conditions were recommended:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. That the minimum eight (8) foot rear yard setback shall apply to the 2nd floor of Lot 27.

Stephanie Allen of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant explaining there were three lots within the development where the second story of the home encroached into the air space. The rear side lot is 10 feet on the ground, so the homeowner of the three lots will have 10 feet in the rear yard for all practical purposes. The eave of the homes encroach one foot throughout the entire home. She felt it was extraordinary and exceptional as it was the air space and would have no negative impact on the community or the area. Lot No. 17 backs up to a vacant lot and Lot Nos. 25 and 27 back up to a Lannar Development with larger lots so there would be minimal impact.

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

Chairman Aston closed the Public Hearing.

Chairman Jay Aston asked who owned the lots behind Lot Nos. 25 and 27. Ms. Allen responded they were owned by Lannar. Chairman Aston asked what the rear setbacks were for the lots owned by Lannar. Marc Jordan, Planning Manager responded they were probably the same as the KB Development.

Commissioner Steve Brown asked if Lannar had been notified. Mr. Jordan responded they were. Ms. Allen stated they had heard no complaints from Lannar on this application. Commissioner Brown asked if there was a different home that could be put on the lot and why they had used a home that encroached on the neighbors backyard area. Ms. Allen explained it was because of the small lot, the products were limited. They didn't realize the homes encroached into the setback until after the foundations were poured.

Chairman Aston asked if the Fire Department had any issues with the application. James Frater of the Fire Department responded he was comfortable with the seven feet.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

5. **VN-03-06 (24101) SIERRA RANCH VILLAGE 4 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY KB HOME ON BEHALF OF HEARTHSTONE MULTI-ASSET ENTITY B, PROPERTY OWNER, FOR A VARIANCE IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW AN 8-FOOT REAR YARD SETBACK, WHERE 10 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT 5953 FERAL GARDEN STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-27-712-025.**

Item Nos. 4 through 6 were presented together.

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending denial of VN-03-06 as the applicant had not shown there were any exceptional or extraordinary circumstances or conditions that applied to the properties that would not apply to the other properties in the area; however, if the Commission desired approval, the following conditions were recommended:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. That the minimum eight (8) foot rear yard setback shall only apply to the 2nd floor of Lot 25.

Stephanie Allen of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant explaining there were three lots within the development where the second story of the home encroached into the air space. The rear side lot is 10 feet on the ground, so the homeowner of the three lots will have 10 feet in the rear yard for all practical purposes. The eave of the homes encroach one foot throughout the entire home. She felt it was extraordinary and exceptional as it was the air space and would have no negative impact on the community or the area. Lot No. 17 backs up to a vacant lot and Lot Nos. 25 and 27 back up to a Lannar Development with larger lots so there would be minimal impact.

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

Chairman Aston closed the Public Hearing.

Chairman Jay Aston asked who owned the lots behind Lot Nos. 25 and 27. Ms. Allen responded they were owned by Lannar. Chairman Aston asked what the rear setbacks were for the lots owned by Lannar. Marc Jordan, Planning Manager responded they were probably the same as the KB Development.

Commissioner Steve Brown asked if Lannar had been notified. Mr. Jordan responded they were. Ms. Allen stated they had heard no complaints from Lannar on this application. Commissioner Brown asked if there was a different home that could be put on the lot and why they had used a home that encroached on the neighbors backyard area. Ms. Allen explained it was because of the small lot, the products were limited. They didn't realize the homes encroached into the setback until after the foundations were poured.

Chairman Aston asked if the Fire Department had any issues with the application. James Frater of the Fire Department responded he was comfortable with the seven feet.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

6. **VN-04-06 (24107) SIERRA RANCH VILLAGE 4 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY KB HOME ON BEHALF OF HEARTHSTONE MULTI-ASSET ENTITY B, PROPERTY OWNER, FOR A VARIANCE IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW AN 8-FOOT REAR YARD SETBACK, WHERE 10 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT 5952 FERAL GARDEN STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-27-712-017.**

Item Nos. 4 through 6 were presented together.

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending denial of VN-04-06 as the applicant had not shown there were any exceptional or extraordinary circumstances or conditions that applied to the properties that would not apply to the other properties in the area; however, if the Commission desired approval, the following conditions were recommended:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. That the minimum eight (8) foot rear yard setback shall only apply to the 2nd floor of Lot 17.

Stephanie Allen of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant explaining there were three lots within the development where the second story of the home encroached into the air space. The rear side lot is 10 feet on the ground, so the homeowner of the three lots will have 10 feet in the rear yard for all practical purposes. The eave of the homes encroach one foot throughout the entire home. She felt it was extraordinary and exceptional as it was the air space and would have no negative impact on the community or the area. Lot No. 17 backs up to a vacant lot and Lot Nos. 25 and 27 back up to a Lannar Development with larger lots so there would be minimal impact.

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

Chairman Aston closed the Public Hearing.

Chairman Jay Aston asked who owned the lots behind Lot Nos. 25 and 27. Ms. Allen responded they were owned by Lannar. Chairman Aston asked what the rear setbacks were for the lots owned by Lannar. Marc Jordan, Planning Manager responded they were probably the same as the KB Development.

Commissioner Steve Brown asked if Lannar had been notified. Mr. Jordan responded they were. Ms. Allen stated they had heard no complaints from Lannar on this application. Commissioner Brown asked if there was a different home that could be put on the lot and why they had used a home that encroached on the neighbors backyard area. Ms. Allen explained it was because of the small lot, the products were limited. They didn't realize the homes encroached into the setback until after the foundations were poured.

Chairman Aston asked if the Fire Department had any issues with the application. James Frater of the Fire Department responded he was comfortable with the seven feet.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

Item No. 10 was heard next.

7. **ZN-04-06 (24043) DECATUR/RANCH HOUSE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PULTE HOMES ON BEHALF OF BERMUDA & BOULEVARD, LLC ET AL, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A C-2 GENERAL COMMERCIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 151 DWELLING UNITS OF MULTI-FAMILY RESIDENTIAL. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF DECATUR BOULEVARD AND RANCH HOUSE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-30-101-009.**

It was requested by the applicant to continue ZN-04-06 to February 8, 2006.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO FEBRUARY 8, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

8. **ZN-06-06 (24040) ANN & BRUCE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CENTEX HOMES ON BEHALF OF THE WALTER E. BOHLE LIVING TRUST AND THE BOYER 1992 IRREVOCABLE TRUST, 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 NORTHEAST CORNER OF ANN ROAD AND BRUCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-26-801-001 AND 124-26-801-003.**

WITHDRAWN WITHOUT PREJUDICE

9. **T-1239 (24039) ANN & BRUCE. AN APPLICATION SUBMITTED BY CENTEX HOMES ON BEHALF OF THE WALTER E. BOHLE LIVING TRUST AND THE BOYER 1992 IRREVOCABLE TRUST, PROPERTY OWNERS, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E RANCH ESTATES DISTRICT CONSISTING OF 91 SINGLE FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF ANN ROAD AND BRUCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-26-801-001 AND 124-26-801-003.**

WITHDRAWN WITHOUT PREJUDICE

Item No. 13 was heard next.

10. UN-06-06 (24026) AMERICAN STONE BUILDING (PUBLIC HEARING). AN APPLICATION SUBMITTED BY AMERICAN STONE SALES, INC. ON BEHALF OF STONE MOUNTAIN MANAGEMENT, LLC, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A TEMPORARY BUILDING (32' TRAILER). THE PROPERTY IS GENERALLY LOCATED WEST OF CIVIC CENTER DRIVE AND APPROXIMATELY 800 FEET NORTH OF GOWAN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-12-201-012.

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending approval of UN-06-06 subject to the following conditions, with Condition No. 11 amended to read, "All off-site improvements must be constructed within six (6) months of the issuance of the building permit for the temporary office trailer":

1. That, unless expressly authorized through the variance, waiver or another method, this development shall comply with all applicable codes and ordinances.
2. That the temporary trailer shall be generally located as indicated on the site plan, unless otherwise approved by staff.
3. That the trailer shall not be larger than 32' x 10'.
4. That the trailer shall be ADA-compliant.
5. That the trailer cannot be installed and open for business until such time that a building permit is issued for temporary building.
6. That UN-06-06 shall expire on January 25, 2007.
7. That a minimum ten (10) parking stalls be provided.
8. That all areas where vehicles will be driven, stored and/or moved shall be paved. Said paved areas shall be appropriately identified on the submitted building plans.
9. Some type of physical barrier, subject to staff review and approval, shall be installed along the edges of the pavement and identified on the building plans.
10. The development of this site shall be in compliance with the Industrial Development Standards and Design Guidelines, unless otherwise noted or deferred herein.
11. All off-site improvements must be constructed prior to the delivery of the temporary office trailer onto the site.

12. A Major Site Plan Review shall be considered and approved by the Planning Commission prior to the issuance of the building permit for the permanent facility.

Dan Thomas, 3616 Spring Mountain Road, Las Vegas, NV 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 RECOMMENDED CONDITIONS WITH
CONDITION NO. 11 AMENDED TO READ:

11. ALL OFF-SITE IMPROVEMENTS MUST BE CONSTRUCTED
WITHIN SIX (6) MONTHS OF THE ISSUANCE OF THE BUILDING
PERMIT FOR THE TEMPORARY OFFICE TRAILER.

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

11. **UN-07-06 (24041) DORRELL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MOUNTAIN UNION TELECOM, LLC ON BEHALF OF LAACO, LTD., PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A TELECOMMUNICATIONS TOWER. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF DORRELL LANE AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-101-014 AND 124-22-101-015.**

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending approval of UN-07-06 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 this special use permit is site-specific and non-transferable.
3. That the tower must be monopine in design and not exceed 100 feet in height.
4. That the tower, equipment enclosure and all support equipment be within one parcel.
5. The enclosure shall be constructed with decorative CMU blocks and designed to match the decorative wall surrounding the mini-storage facility.
6. The opening to the enclosure shall be relocated to face east and shall incorporate sliding gates rather than swinging gates.
7. A minimum six feet (6.00') of landscaping shall be provided along the south side of the enclosure. Landscape and irrigation plans shall be submitted in conjunction with the building permit application packet.
8. A minimum one standard parking space shall be provided for the wireless communications facility. The parking space may be one of the required parking spaces for the mini-storage facility and may be shared.
9. The tower shall be set back a minimum 200 feet from the northern property line, unless or until such time that the adjacent parcel's zoning is changed from a residential district to a non-residential district.
10. The applicant shall provide paved access to the site within public right-of-way per *Clark County Area Uniform Standard Drawings for Public Works' Construction - Off-Site Improvements*, Drawing Number 209, or as otherwise required by the Director

of Public Works. Additionally, an on-site service access drive from a public roadway must be provided that satisfies the Clark County Department of Air Quality and Environmental Management rules and regulations.

11. The exterior wall located adjacent to the 100-foot communication tower shall have a minimum 1 hour fire resistance rating. This shall be located along the entire length of the wall facing the tower. If the wall is composed of combustible materials on the exterior side, then the maximum tolerable level incident radiant heat energy shall not be greater than 8.9 kW/m², per table 1406.2.1.2 of the 2000 IBC.

Tracey Kline, 6038 Topaz Street, Las Vegas, NV 89120 appeared on behalf of the applicant stating he concurred with Staff recommendation with a couple of exceptions. Due to the timing of the project, he asked that Condition Nos. 5 and 7 be amended to allow the block wall and landscaping to be installed when the storage facility was completed.

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

Chairman Aston closed the Public Hearing.

Chairman Aston asked if Condition Nos. 5 and 7 could be worded to allow the applicant to construct the block wall and install landscaping at a later date.

Mr. Hoyes stated at the end of Condition No. 5 the wording, "at such time as the principal use is constructed" could be added and at the end of Condition No. 7, "and shall be installed at such time that the principal use is constructed" could be added.

Mr. Kline stated the timing might be difficult if a Certificate of Occupancy was granted for the storage facility when it was complete and that would trigger Mountain Union Telecom's obligation to install the wall and landscaping, but it may take them 30 to 60 days to complete and asked for time to move their equipment. Chairman Aston stated that would probably be an additional condition.

Mr. Hoyes stated there would not be any hold up for the mini storage facility getting their Certificate of Occupancy as a result of this application and with the amended conditions, Staff was confident that when the mini storage facility was completed, the conditions were saying, if the mini-storage was not built or if something changed where the equipment remained outside of the storage facility, then the conditions would be imposed.

Commissioner Dean Leavitt explained to the applicant, when he saw the progress of the mini-storage, he could get started on moving his equipment.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH

CONDITION NOS. 5 AND 7 AMENDED TO READ:

5. THE ENCLOSURE SHALL BE CONSTRUCTED WITH DECORATIVE CMU BLOCKS AND DESIGNED TO MATCH THE DECORATIVE WALL SURROUNDING THE MIN-STORAGE FACILITY AT SUCH TIME AS THE PRINCIPLE USE IS CONSTRUCTED.

7. A MINIMUM SIX FEET (6.00') OF LANDSCAPING SHALL BE PROVIDED ALONG THE SOUTH SIDE OF THE ENCLOSURE. LANDSCAPE AND IRRIGATION PLANS SHALL BE SUBMITTED IN CONJUNCTION WITH THE BUILDING PERMIT APPLICATION PACKET AND SHALL BE INSTALLED AT SUCH TIME THE PRINCIPLE USE IS CONSTRUCTED.

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

12. UN-54-03 (24024) HYDROCARBON REMEDIATION PLANT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LAS VEGAS PAVING CORPORATION, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR AN APPROVED USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW FOR A HYDROCARBON REMEDIATION PLANT. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF GOWAN ROAD AND DONNA STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-11-301-004.

The application was presented by Bob Hoyes, Planner on behalf of Staff who indicated Staff was recommending approval for a one year extension of time for UN-54-03 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-54-03 be subject to all relevant and previously approved conditions.
3. That UN-54-03 shall expire on December 1, 2006.

Mr. Hoyes also stated a letter was received from Mr. Fred Allen III, stating he owned the five acre parcel immediately east of Donna Street and when the use permit was applied for originally, it was temporary for two years and he did not have a problem with the approval or the approval for the one year extension of time after the first approval. However, he was concerned the temporary permit was becoming permanent, and he did not want that to happen. He would be in favor of granting the requested extension if there was a stipulation this would be the last one.

Stephanie Allen of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant and explained they were requesting an extension of time as an additional 80,000 tons of soil that was not anticipated was dumped on the site to be remediated. There was approximately 60,000 tons left to be remediated. She also stated they felt they could complete the project within one year. The off-site improvements north of Gowan Road would also be completed within the next 60 days. Ms. Allen stated she concurred with Staff recommendation.

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

Chairman Aston closed the Public Hearing.

Commissioner Dean Leavitt stated he was concerned about the extension of time as the Commission was told a year ago that there would be no additional material deposited on the site and he would do everything in his power to make sure this was the last approval for extension of time.

Ms. Allen stated that was understood and last year it was their intent that they would not need another extension of time.

Golden Welch of Las Vegas Paving, 4420 South Decatur Boulevard explained they had not planned on needing another extension of time. He stated they were currently in the process of doing the half street improvements that were promised with the last extension. They had decided to incorporate a utility component with the improvements, which required a different kind of oversight and planning from the City of North Las Vegas standpoint. They had subcontractors in place for the work, the traffic control plan had been submitted for approval and as soon as it was approved, they would start on the improvements and have them completed within 60 days. In conjunction with the improvements they would complete some half street improvements on North 5th Street and Gilmore Avenue to accommodate the traffic flows along North 5th Street.

Chairman Aston asked Staff if they had any concerns regarding time constraints with the half street improvements and asked if a condition would need to be added.

Mr. Welch stated they could have the improvements completed by April 1, 2006.

Mr. Hoyes stated the improvements were previously stipulated by City Council on December 22, 2004 but as it pertains to off-site improvements, he deferred the question to Public Works for comment. Clete Kus of Public Works stated they were agreeable to a condition that would reflect that the off-site improvements would be completed by April 2, 2006.

Mr. Hoyes stated Condition No. 4 could read: "That the half street improvements on Gowan Road adjacent to the property be completed and approved by April 1, 2006." Mr. Welch agreed with the condition as read into the record.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE ADDITION OF CONDITION NO. 4 TO READ:

4. THAT THE HALF STREET IMPROVEMENTS ON GOWAN ROAD ADJACENT TO THE PROPERTY BE COMPLETED AND APPROVED BY APRIL 1, 2006.

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

Chairman Jay Aston recognized Councilwoman Stephanie Smith and City Manager Gregory Rose.

Item No. 14 was heard next.

13. **T-1236 (24036)CAMINO AL NORTE OFFICES. AN APPLICATION SUBMITTED BY LOCHSA ENGINEERING ON BEHALF OF CAMINO AL NORTE INVESTORS LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A C-P PROFESSIONAL OFFICE DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CAMINO AL NORTE AND WASHBURN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-33-601-011.**

It was requested by the applicant to continue T-1236 to March 8, 2006.

ACTION: CONTINUED TO MARCH 8, 2006

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

Item No. 16 was heard next.

14. **T-1238 (24025) CREEKSIDE BUSINESS CENTER PHASE II. AN APPLICATION SUBMITTED BY PANATTONI CONSTRUCTION COMPANY ON BEHALF OF LOSEE ROAD INVESTORS LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN M-2 GENERAL INDUSTRIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF LOSEE ROAD AND WASHBURN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-36-301-012.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of T-1238 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. Approval of T-1238 shall not be considered or implied as an approved site plan.
3. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
6. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
7. The limits of the Federal Emergency Management Agency Special Flood Hazard Area Zone A must be shown on all site plans, civil improvement plans, etc. submitted to the City.
 - a. The City of North Las Vegas does not permit the construction of any buildings within a Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA). Under this policy, the applicant must meet the following requirements prior to issuance of permits and certificates of occupancy:

- b. Grading and off-site construction permits may be issued once a copy of the Conditional Letter of Map Review (CLOMR) application has been submitted to FEMA for processing.
 - c. Building permits may be issued once a CLOMR has been obtained from FEMA.
 - d. Certificates of Occupancy can be issued once a Letter of Map Revision (LOMR) has been obtained from FEMA.
8. The preliminary street section(s) shown on the plans shall be used for planning purposes only; the geometrics, width and thickness of the pavement sections will be determined by the Department of Public Works.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans.
10. 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.
11. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Losee Road and Washburn Road.
12. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Losee Road, including the flared intersection/right turn lane
 - b. Washburn Road and associated bus turnout
 - c. Raised median(s) within Losee Road and Washburn Road may be required per the approved traffic study. The median(s) shall be constructed per *Clark County Area Uniform Standard Drawing* numbers 218 and 219 "A" type island curb.
13. 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.
14. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.

15. All off-site improvements must be completed prior to final inspection of the first building.

Scott Sabra, 2756 North Green Valley Parkway, Henderson, NV 89014 appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

15. **T-1237 (24031) DEER SPRINGS CROSSING (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DEER SPRINGS CROSSING ON BEHALF OF DEER SPRINGS CROSSING LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E RANCH ESTATES DISTRICT (PROPOSED C-2 GENERAL COMMERCIAL DISTRICT) TO ALLOW APPROXIMATELY 345,000 SQUARE FEET OF RETAIL COMMERCIAL. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF NORTH FIFTH STREET AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 124-23-301-001, 124-23-301-002, 124-23-301-003, 124-23-301-004, 124-23-301-005, 124-23-301-006, 124-23-301-007, 124-23-301-008, 124-23-301-010, 124-23-301-011, 124-23-301-012, 124-23-301-013, 124-23-301-014, AND 124-23-301-017.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of T-1237 subject to the following conditions as listed in the revised Memorandum dated January 25, 2006:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. This tentative map (T-1237) shall be considered null and void if AMP-65-05 and ZN-71-05 are not approved by the City Council.
3. This item shall comply with the conditions of approval for VAC-31-05.
4. Left turn/full access locations for this development may be permitted along Deer Springs Way, 660 feet east of the North 5th Street intersection and along Rome Boulevard, also 660 feet east of the North 5th Street intersection. All other permanent, permitted driveways shall be right in/right out.
5. Placement of a temporary left turn in and out on North 5th Street may be permitted. The developer is responsible for the removal of the access when required for the development and construction of North 5th Street and/or when required by the Director of Public Works. The Developer shall make full disclosure to their tenants the fact that any left turn access on North 5th Street is temporary. A separate surety for the removal of the access and reconstruction of the area shall be required prior to approval of the civil improvement plans.
6. As North 5th Street is a planned, limited access corridor, two commercial driveways will be permitted along North 5th Street. The driveways shall be right in/right out.

7. The North 5th Street section and geometrics are subject to review and approval of the Director of Public Works, or his designee.
8. All development along North 5th Street shall provide a twenty foot landscape and pedestrian access easement/common element adjacent to the right-of-way.
9. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along North 5th Street and Deer Springs Way.
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:
 - a. North 5th Street
 - b. Deer Springs Way
 - c. Rome Boulevard
 - d. Donna Street
11. The Rome Boulevard geometrics shall be designed and constructed per the *City of North Las Vegas 60' Standard Street Section with Offset Sidewalk*.
12. Donna Street geometrics, including any proposed traffic calming measures, are subject to review and approval of the Director of Public Works or his designee.
13. All public street geometrics, over-pave requirements and thickness of the pavement sections will be determined by the Department of Public Works.
14. An additional five (5) feet of right-of-way must be dedicated along Deer Springs Way at North 5th Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 to construct a flared intersection.
15. Right-of-way dedication and construction of a CAT bus turn-out is required on Deer Springs Way near North 5th Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
16. Adjacent to any eighty (80) foot right-of-way, a common lot and/or landscape and pedestrian access easement , with a minimum width of five (5) feet, shall be provided behind the required bus turn-out.
17. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.

18. Approval of a drainage study is required prior to submittal of the civil improvement plans.
19. 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.
20. 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.
21. Approval of a traffic study is required prior to submittal of the civil improvement plans.
22. 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.
23. 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.
24. The property owner is required to grant a roadway easement for commercial driveway(s).
25. 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.
26. A revocable encroachment permit for landscaping within the public right of way is required.
27. The property owner is required to sign a restrictive covenant for utilities.
28. All off-site improvements must be completed prior to final inspection of the first building.
29. A Merger and Resubdivision Parcel Map, or other mapping, is required to consolidate the parcels. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.

Diana Bossard, 2260 Corporate Circle, Henderson, NV 89014 appeared on behalf of the applicant stating she concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

Item No. 18 was heard next.

OLD BUSINESS

16. **AMP-69-05 (23433) DECATUR/RANCH HOUSE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PULTE HOMES ON BEHALF OF BERMUDA AND BOULEVARD, LLC, ET AL, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF REGIONAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF DECATUR BOULEVARD AND RANCH HOUSE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-30-101-009. (CONTINUED DECEMBER 14, 2005)**

It was requested by the applicant to continue AMP-69-05 to February 8, 2006.

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

Chairman Aston closed the Public Hearing.

ACTION: CONTINUED TO FEBRUARY 8, 2006

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

17. **ZN-96-05 (23566) PICERNE @ CENTENNIAL & NORTH 5TH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PICERNE DEVELOPMENT CORPORATION ON BEHALF OF THE PT CORPORATION AND NORTH 5TH CENTENNIAL, 1 LLC, PROPERTY OWNERS, FOR RECLASSIFICATION OF PROPERTY FROM A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF 278 MULTI-FAMILY UNITS AND 10,000 SQUARE FEET OF COMMERCIAL. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND NORTH FIFTH STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-27-503-001, 124-27-503-007, 124-27-503-008 AND 124-27-503-009. (CONTINUED DECEMBER 28, 2005)**

It was requested by the applicant to continue ZN-96-05 to February 22, 2006.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO FEBRUARY 22, 2006

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

Item No. 21 was heard next.

18. **AMP-02-06 (23872) RACEWAY BUSINESS PARK (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CROSS CREEK DEVELOPMENT, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS, TO REMOVE SHATZ STREET BETWEEN ANN ROAD AND EL CAMPO GRANDE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 123-27-801-002. (CONTINUED JANUARY 11, 2006)**

Item Nos. 18 and 20 were presented together.

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending continuance of AMP-02-06 to allow the applicant time to submit a traffic study. The traffic study had been submitted; however according to Public Works, there was not sufficient justification to warrant amending the Master Plan and vacating Shatz Street.

Lazelle Preator of Integrity Engineering, 2480 East Tompkins, Las Vegas, NV 89121 appeared on behalf of the applicant stating he agreed to a continuance.

Clete Kus of Public Works stated he should be able to review the traffic study and be ready for the February 8, 2006 meeting.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO FEBRUARY 8, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

19. **T-1234 (23854) RACEWAY BUSINESS PARK. AN APPLICATION SUBMITTED BY CROSS CREEK DEVELOPMENT, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN M-2 GENERAL INDUSTRIAL DISTRICT CONSISTING OF ONE (1) LOT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF ANN ROAD AND HOLLYWOOD BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 123-27-801-002. (CONTINUED JANUARY 11, 2006)**

it was requested by the applicant to continue T-1234 to February 8, 2006.

ACTION: CONTINUED TO FEBRUARY 8, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

20. **VAC-01-06 (23874) RACEWAY BUSINESS PARK (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CROSS CREEK DEVELOPMENT, LLC, PROPERTY OWNER, TO VACATE A 33-FOOT-WIDE EASEMENT ON THE EASTERLY SIDE OF SHATZ STREET AND TO VACATE THE DEDICATED 30 FEET OF RIGHT-OF-WAY ON SHATZ STREET BETWEEN ANN ROAD AND EL CAMPO GRANDE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 123-27-801-002. (CONTINUED JANUARY 11, 2006)**

Item Nos. 18 and 20 were presented together.

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending continuance of VAC-01-06 to allow the applicant time to submit a traffic study. The traffic study had been submitted; however according to Public Works, there was not sufficient justification to warrant amending the Master Plan and vacating Shatz Street.

Lazelle Preator of Integrity Engineering, 2480 East Tompkins, Las Vegas, NV 89121 appeared on behalf of the applicant stating he agreed to a continuance.

Clete Kus of Public Works stated he should be able to review the traffic study and be ready for the February 8, 2006 meeting.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO FEBRUARY 8, 2006

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

21. **SPR-01-06 (23847) MOUNTAIN VIEW TOWNHOMES. AN APPLICATION SUBMITTED BY MOUNTAIN VIEW TOWNHOUSE, LLC ON BEHALF OF DURANGO ELKHORN, LLC ETAL, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW 210 MULTIFAMILY DWELLING UNITS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF NORTH FIFTH STREET AND AZURE AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-26-202-001, 124-26-202-002, 124-26-202-003, 124-26-202-004 AND 124-26-202-005. (CONTINUED JANUARY 11, 2006)**

It was requested by the applicant to continue SPR-01-06 to February 8, 2006.

ACTION: CONTINUED TO FEBRUARY 8, 2006

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

22. **T-1232 (23715) CENTENNIAL CONDOMINIUMS. AN APPLICATION SUBMITTED BY OVATION DEVELOPMENT ON BEHALF OF OVATION-AGT JV LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT CONSISTING OF 341 CONDOMINIUM UNITS. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND MCCARRAN STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-25-102-001. (CONTINUED JANUARY 11, 2006)**

It was requested by the applicant to continue T-1232 to February 8, 2006.

ACTION: CONTINUED TO FEBRUARY 8, 2006

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

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

NAYS: None

ABSTAIN: None

Item No. 2 was heard next.

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

There was no report given.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at: 7:14 p.m.

APPROVED:

/s/ Jay Aston
Jay Aston, Chairman

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