

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

October 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 P.M., Conference Room, North Las Vegas City Hall,
2200 Civic Center Drive

CALL TO ORDER: 6:00 P.M., Council Chambers, North Las Vegas City Hall,
2200 Civic Center Drive

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

STAFF PRESENT: Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Mary Aldava, Senior Planner
Nick Vaskov, Deputy City Attorney II
Bethany Sanchez, Deputy City Attorney II
Randy Cagle, PW, Real Property Services Manager
Clete Kus, PW, Transportation Planner
Janice Carr, Fire Department
Jose Rodriguez, Police Department
Jo Ann Lawrence, Exec Assist to the Planning Commission

VERIFICATION: Jo Ann Lawrence, Executive Assistant to the Planning
Commission

PLEDGE OF ALLEGIANCE: Ami Trivedi, Daughter of Commissioner Dilip Trivedi

WELCOME: Chairman Angelo Carvalho

Chairman Carvalho introduced Julie Brown, daughter of Vice-Chairman Steve Brown and Ami Trivedi, daughter of Commissioner Dilip Trivedi.

MINUTES

- **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 27, 2006.**

ACTION: APPROVED

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **REVIEW OF PROPOSED FIRE FACILITIES IMPACT FEE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS REQUESTING PLANNING COMMISSION REVIEW AND APPROVAL OF A PROPOSED FIRE FACILITIES IMPACT FEE PROGRAM AND ASSOCIATED LAND USE ASSUMPTIONS AND FIRE FACILITIES CAPITAL IMPROVEMENT PLAN.**

It was requested by Deputy Fire Chief Kevin Brame and Finance Director Phil Stoeckinger to continue the application to November 21, 2006.

Chairman Angelo Carvalho opened the Public Hearing. There was no public participation.

Chairman Carvalho stated the Public Hearing would remain open.

ACTION: CONTINUED TO NOVEMBER 21, 2006

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

2. **UN-109-06 (27497) CENTENNIAL VILLAGE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF CENTENNIAL VILLAGE, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ROME BOULEVARD AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-24-401-024.**

It was requested by the applicant to continue UN-109-06 to November 21, 2006.

Chairman Angelo Carvalho opened the Public Hearing. There was no public participation.

Chairman Carvalho stated the Public Hearing would remain open.

ACTION: CONTINUED TO NOVEMBER 21, 2006

MOTION: Commissioner Aston

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

Item No. 9 was heard next.

3. **UN-108-06 (27487) ABSOLUTE EQUIPMENT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ABSOLUTE EQUIPMENT ON BEHALF OF EFW LLC, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A RETAIL UNIFORM AND EQUIPMENT STORE. THE PROPERTY IS LOCATED AT 4310 LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-01-301-008.**

The application was presented by Marc Jordan, Planning Manager who stated there were several other uses already located within the industrial complex, some of them being retail uses and there was also a church located in the center and all total, they required 118 parking spaces. The site plan submitted by the applicant showed there were a total of 127 parking spaces, but when the applicant's proposed use was included, 137 spaces were required. Mr. Jordan indicated Staff was recommending denial of UN-108-06 as the applicant did not comply with the parking requirement and the use does not provide a service or support for the surrounding industrial district. Should the Commission determine approval was warranted, the following conditions were recommended:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. This use permit is site specific and non transferrable.
3. A minimum 137 parking spaces shall be provided unless a reduction in parking is supported by a parking study, reviewed and approved by the City of North Las Vegas Traffic Engineer.
4. That all loading and unloading of merchandise take place at the rear of the building. Retail purchases may be carried out the front door.
5. That outdoor displays shall be prohibited.

Jennifer Scarale, 4310 Losee Road Suite 2, North Las Vegas, NV 89030 explained there would be plenty of parking, as the church was only open on Sunday and her business was closed on Sunday and there were other retail stores in the Center and there was also a Sam's Club going in across the street. She also stated they did provide a service to the industrial area, as they sell boots and safety vests.

Chairman Angelo Carvalho opened the Public Hearing. There was no public participation.

Chairman Carvalho closed the Public Hearing.

Commissioner Jay Aston asked how many customers were in the store at any given time. Ms. Scarale responded they had possibly four to five customers at any one time, but when there were that many, they were usually in the same vehicle.

Commissioner Dean Leavitt asked the current location of the business. Ms. Scarale stated they were currently located at 4310 Losee Road. She explained they were originally located at 3853 Losee Road and when they moved to the current location, they had applied for an address change and it took approximately seven months before they learned a special use permit was required.

Chairman Carvalho stated he did not feel the church would have an effect on the parking required by the applicant and asked the applicant if she agreed with the recommended conditions.

Commissioner Aston stated the biggest concern with the conditions would be with Condition No. 3.

Commissioner Steve Brown asked the applicant if she understood Condition No. 3. Ms. Scarale asked for an explanation of what a parking study was.

Mr. Jordan explained Condition No. 3 stated they must provide 137 parking spaces on the site unless they submit a traffic study showing they were not necessary.

Commissioner Harry Shull asked Staff if Condition No. 3 could be modified. Mr. Jordan responded the condition could be modified and asked for suggestions.

Clete Kus of Public Works stated it was the Commission's discretion to modify the condition, and based on the testimony provided by the applicant, it appeared the demand for parking for their operation was excessive and he did not have a concern with Condition No. 3 being waived.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 3

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

4. **ZN-51-06 (27496) ALIANTE COMMUNITY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NORTH VALLEY ENTERPRISES LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN MPC MASTER PLANNED COMMUNITY DISTRICT TO AN MPC PSP MASTER PLANNED COMMUNITY PUBLIC/SEMI-PUBLIC DISTRICT. THE PROPERTY IS GENERALLY THE PARKS, TRAILS, AND SCHOOL SITES LOCATED IN THE ALIANTE MASTER PLANNED COMMUNITY . THE ASSESSOR'S PARCEL NUMBERS ARE 124-16-411-041,124-17-111-134,124-17-114-029,124-17-210-097,124-17-213-088,124-17-313-080,124-17-312-003,124-17-513-103,124-17-612-001,124-17-710-006,124-17-710-004,124-18-713-006,124-17-717-061,124-17-813-017,124-18-815-001,124-19-510-006,124-19-210-002,124-19-301-003,124-19-510-005,124-19-510-003,124-19-610-009,124-19-712-003, 124-20-110-005,124-20-110-006,124-20-513-057,124-20-513-058,124-21-110-002,124-21-110-005 AND 124-21-110-006.**

The application was presented by Robert Eastman, Principal Planner who stated the application was to rezone all of the open space and school sites north of the 215 Beltway, including the golf course in Sun City Aliante. It would also include the Arroyo Park that was located along the eastern edge of the community just south of 215. He explained this was a housekeeping item, but because the master developer was almost done with their portion of the development and it was in conformance with the Development Agreement and the Comprehensive Plan, Staff was recommending approval of ZN-51-06.

Rebeka DeWitt, 6655 South Cimarron Road, Las Vegas, NV 89113 appeared on behalf of the applicant stating she concurred with Staff recommendation.

Chairman Angelo Carvalho opened the Public Hearing. The following participants came forward:

- **Lawrence J. Rush, 6841 Homing Dove Street, North Las Vegas, NV 89084** was concerned about the change of zoning in a master planned community and that the HOA dues would be used to maintain City property.

Commissioner Steve Brown explained the master planned community gave the property to the School District and to the City, and they would be taking care of maintaining them, and Aliante would take care of the open space.

- **Ricky Allen, 7145 P. Peas Run, North Las Vegas, NV 89084** stated he lived in Springdale and was concerned something other than a park would be built on the property behind his home.

Deputy City Attorney Nick Vaskov explained the application was to change the underlying zoning of the areas; it did not change the ownership. The open space areas in Aliante were owned and maintained by the Homeowners Association and would remain that way.

Mr. Allen was concerned the property behind his home would be rezoned. It was explained the property would remain in its natural condition. Mr. Allen asked if there was anything in writing to that effect. Deputy City Attorney Vaskov stated it was part of the Development Agreement and the current application would not make a change to the agreement.

Mr. Allen asked who should be maintaining the drainage channel, and if it was owned by the City, who should be cleaning up the debris. He was instructed to call Code Enforcement regarding those concerns.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

5. **ZN-52-06 (27494) ANN & MT HOOD INDUSTRIAL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY BECKER REALTY ON BEHALF OF ANN MT. HOOD, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN O-L OPEN LAND DISTRICT TO AN M-2 GENERAL INDUSTRIAL DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF ANN ROAD AND MT. HOOD. THE ASSESSOR'S PARCEL NUMBER IS 123-27-801-001.**

The application was presented by Marc Jordan, Planning Manager who stated the property was shown on the Comprehensive Plan as Industrial and the request was consistent with that; therefore, Staff was recommending approval of ZN-52-05.

Lazell Preator, Baughman & Turner, Inc., 1210 Hinson Street, Las Vegas, NV 89102 stated he concurred with Staff recommendation.

Chairman Angelo Carvalho opened the Public Hearing. There was no public participation.

Chairman Carvalho closed the Public Hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

6. T-1279 (27495) ANN & MT HOOD INDUSTRIAL. AN APPLICATION SUBMITTED BY BECKER REALTY ON BEHALF OF ANN MT. HOOD LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN O-L OPEN LAND DISTRICT TO ALLOW A ONE (1) LOT INDUSTRIAL PARK. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF MT. HOOD AND ANN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 123-27-801-001.

The application was presented by Marc Jordan, Planning Manager who stated the tentative map complied with the requirements of the Municipal Code and Staff was recommending approval subject to the conditions listed in the revised memorandum dated October 25, 2006 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 the tentative map is null and void if ZN-52-06 is not approved;
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. The drainage facility, constructed with the Centennial/Mt. Hood project, shall be extended through this site.
6. The Utility Services shown on the Tentative Map are incorrect. Future submittals must show the correct service provider.
7. Right-of-way dedication for a CAT bus turn-out is required on Mt. Hood Street near Ann Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
8. The property owner is required to grant a roadway easement for commercial driveway(s).
9. The property owner is required to sign a restrictive covenant for utilities.

10. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
11. 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.
12. All off-site improvements must be completed prior to final inspection of the first building.
13. 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. El Campo Grande Avenue
 - b. Mt. Hood Street
 - c. Ann Road
14. The street sections shown are inaccurate. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
15. The ROW for El Campo Grande Ave is incorrect. The correct ROW should be 80'.
16. The ROW for Ann Road is incorrect. The correct ROW should be 80'.
17. The applicant must submit an application to vacate 10' from Ann Road.
18. 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.
19. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
20. Approval of a traffic study is required prior to submittal of the civil improvement plans.
21. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Ann Road, El Campo Grande Ave, and Mt. Hood St.

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 will require modifications to the site.
23. Must comply with all conditions submitted by the Southern Nevada Health District including but not limited to:
 - a. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the **Tentative Map** or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.
 - b. The Fire Protection Water lines will adhere to the UDACS separation requirements of subsections 2.20.01, 2.19, and 2.04 as nonpotable water lines (i.e. 6' minimum horizontal separation and 6" minimum vertical separation from potable water lines).
 - c.. Separation of the Fire Water lines from the storm and sanitary lines (i.e. 5' - 6' minimum horizontal separation) should be maintained in order to protect the offsite potable water after the backflow prevention device.
 - d. A letter from the appropriate sewer agency stating that service from the existing system of community sewerage will be extended to the subdivision and the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service.
 - e. A letter from the appropriate water utility stating that it will supply water for domestic and fire protection purposes, that the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part 1, and that the capacity is available to meet the demands upon the system.
 - f. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the **Final Map** or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.
24. The sanitary sewer for the subject project shall tie into the existing 21" sanitary sewer main approximately located in the intersection of Washburn Road and Donovan Way.

Lazell Preator, Baughman & Turner, Inc., 1210 Hinson Street, Las Vegas, NV 89102 appeared on behalf of the applicant stating in the initial application the vacation of Shatz Street was not yet complete and wanted to be sure it was understood they wanted the vacation of Shatz Street and concurred with Staff recommendation.

Commissioner Jay Aston asked Mr. Preator if he had read Condition No. 24 and agreed with it.

Mr. Preator responded he had not read that condition; but, they planned to hook into the County sewer on Ann Road adjacent to their parcel.

Randy Cagle of Public Works suggested the application be continued. Mr. Preator agreed with Mr. Cagle and asked for a two week continuance.

ACTION: CONTINUED TO NOVEMBER 8, 2006

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

7. UN-107-06 (27379) TROPICAL & WALNUT LDS CHURCH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, PROPERTY OWNER, FOR A USE PERMIT IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO ALLOW A CHURCH. THE PROPERTY IS GENERALLY LOCATED AT THE NORTHWEST CORNER OF TROPICAL PARKWAY AND WALNUT ROAD. THE ASSESSOR'S PARCEL NUMBER IS 123 30-201-024.

The application was presented by Mary Aldava, Senior Planner who stated the property was currently undeveloped and was zoned R-1 Single-Family Residential. The proposed church would be approximately 16,531 square feet with a maximum seating capacity of 664 and would require 231 parking stalls. The applicant also has a parcel map in process through Public Works. There are some minor issues regarding landscape buffers, parking lot landscaping and the setback on the southern property line, which was 40 feet 11 inches, where 50 feet was required. However, those issues were minor and could be addressed administratively during the building permit review or by adjusting the proposed parcel map the applicant had already submitted. Staff was recommending approval of UN-107-06 subject to the following conditions:

1. Approval of a drainage study is required prior to submittal of the civil improvement plans.
2. 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.
3. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
4. Full ½ street improvements for Tropical Parkway and Walnut Road for the entire parcel frontage.
5. A parcel map must be filed to create the proposed parcels.
6. The property owner is required to grant a roadway easement for commercial driveway(s).
7. The property owner is required to sign a restrictive covenant for utilities.

8. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
9. A minimum 5' landscape area within a common lot must be provided behind any proposed bus turn-out.
10. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
11. A revocable encroachment permit for landscaping within the public right of way is required.
12. All off-site improvements must be completed prior to final inspection of the first building.
13. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
14. 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.
15. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
16. 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.
17. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
18. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Tropical Parkway and Walnut Road.

19. 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. Walnut Road

20. The construction of this site shall be in compliance with the Commercial Development Standards and Design Guidelines, including but not limited to the following:
 - a. A minimum 20 feet of landscaping shall be provided along the western, northern and eastern property lines.
 - b. At least one of the rows of head-to-head parking shall contain a 6-foot landscape strip between the head-to-head parking stalls.
 - c. All sidewalks required with this development shall be separated from the back-of-curb by a minimum five feet of landscaping and shall be meandering.
 - d. A photometric lighting plan shall be submitted in conjunction with the building permit. The plan shall identify foot-candle readings throughout the site on a 10-foot grid. The foot-candle readings at the property lines cannot exceed 0.5 fc. The maximum height of any lighting standard shall be 20 feet.
 - e. All landscaping shall be in compliance with the Commercial Development Standards and Design Guidelines.
 - f. The trash enclosure and storage building shall be designed to match the principal structure, including a roof on each structure.
 - g. One landscape island shall be provided at each end of all rows of parking. Additionally, one landscape island shall be provided for every fifteen parking spaces within the row.
 - h. A block wall shall be constructed along the northern and eastern property lines. If there are circumstances where a block wall is not currently constructed along the western property line, then one shall be provided along said property line, as well. The block wall shall be a minimum six feet in height and shall be decorative on both sides.

21. The proposed parcel map for the subject site shall be a minimum 472 feet on the eastern and western sides and a minimum 317 feet on the northern and southern sides, unless the applicant can otherwise demonstrate compliance with all conditions mentioned herein. A revised site plan, showing compliance with all conditions mentioned herein, shall be provided for review and approval by the Planning and Zoning Department prior to the approval of any parcel map for the subject site.
22. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
23. That UN-107-06 is site specific and non-transferable.
24. The main assembly area, or sanctuary, may accommodate up to a maximum 664 persons.
25. That the elevations generally conform to those submitted with this request, unless otherwise addressed herein, and that clay or concrete roof tiles be provided.
26. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.

Kevin Reisch, Gary W. Miller Architect & Associates, Inc., 2800 West Sahara, Las Vegas, NV 89102 appeared on behalf of the applicant stating he concurred with Staff recommendation.

Chairman Angelo Carvalho opened the Public Hearing. There was no public participation.

Chairman Carvalho closed the Public Hearing.

Commissioner Jay Aston asked the applicant what was planned for the property not being used for the church. Mr. Reisch responded he was told the intent was to sell the remainder of the parcel, possibly for a commercial use.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

8. **AMP-42-06 (27416) NORTHVIEW (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PJ AND CB, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LOW DENSITY RESIDENTIAL TO REGIONAL COMMERCIAL. THE PROPERTY IS GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE 215 NORTHERN BELTWAY AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-23-501-002.**

The application was presented by Mary Aldava, Senior Planner who stated the property would be consolidated into the mixed use development proposed to the south and there was currently an amended PUD for the proposed mixed use, which was in compliance with the guidelines; therefore, Staff was recommending approval of AMP-42-06.

Bob Gronauer of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating the intent was to add the 10 acres into the 120 acre master planned mall site that was proposed and concurred with Staff recommendation.

Chairman Angelo Carvalho opened the Public Hearing. There was no public participation.

Chairman Carvalho closed the Public Hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

Item No. 11 was heard next.

9. **T-1278 (27488) ENGLESTAD INDUSTRIAL. AN APPLICATION SUBMITTED BY BBANDJ, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN M-2 GENERAL INDUSTRIAL DISTRICT FOR AN INDUSTRIAL PARK. THE PROPERTY IS LOCATED APPROXIMATELY 200 FEET SOUTHEAST OF THE CORNER OF COLTON AVENUE AND ENGLESTAD STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-10-410-003, 139-10-410-004, 139-10-410-0019, 139-10-410-020, AND 139-10-410-021.**

It was requested by the applicant to continue T-1278 to November 8, 2006.

ACTION: CONTINUED TO NOVEMBER 8, 2006

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

OLD BUSINESS

10. **UN-124-04 (27108) FOURSQUARE CHURCH-NLV (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LAS VEGAS FOUR SQUARE CHURCH ON BEHALF OF THE BOYER 1992 IRREVOCABLE TRUST, PROPERTY OWNER, FOR A USE PERMIT IN AN R-E RANCH ESTATES DISTRICT TO ALLOW A CHURCH. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF DONNA STREET AND WASHBURN ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-35-302-001, 124-35-302-002 AND 124-35-301-003. (CONTINUED SEPTEMBER 27, 2006)**

It was requested by the applicant to continue UN-124-04 to November 21, 2006.

Chairman Angelo Carvalho opened the Public Hearing. There was no public participation.

Chairman Carvalho stated the Public Hearing would remain open.

ACTION: CONTINUED TO NOVEMBER 21, 2006

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

Item 12 was heard next.

11. **SPR-24-06 (25657) CENTENNIAL & PECOS. AN APPLICATION SUBMITTED BY JADE ENTERPRISES ON BEHALF OF SUNRISE ADVISORS, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A CONVENIENCE STORE WITH GAS, A MAJOR DRUG STORE, AND SECOND STORY OFFICE SPACE, TOTALING 78,200 SQUARE FEET. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF PECOS ROAD AND CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-24-801-008. (CONTINUED MAY 24, JUNE 14, JULY 12, AUGUST 23, AND SEPTEMBER 13 AND 27, 2006)**

The application was presented by Robert Eastman, Principal Planner who stated the site plan review was for a commercial site containing four retail buildings, a drug store, and a tavern. The tavern was originally approved with UN-46-02. Originally, the site had a convenience store with gas pumps, which had been removed and with it, the applicant was proposing the commercial drug store. In general, the site plan was in conformance with the Commercial Design Guidelines. Staff had some concerns with the landscaping along Centennial Parkway and some parking lot landscaping; however, the driveway locations did not meet minimum standards, so Public Works was requesting the application be continued to allow the applicant time to redesign the site to provide more depth to the driveways in order to reduce conflict onto the street. Staff was recommending that SPR-24-06 be continued indefinitely; however, should the Commission determine approval was warranted, 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. Should SPR-24-06 be approved as submitted than UN-47-02 shall become null and void.
3. The proposed site shall be in compliance with the Commercial Development Standards and Design Guidelines including but not limited to the following:
 - a. A minimum 20 feet of landscaping not including sidewalks must be provided along all streets.
 - b. A minimum 20 feet of landscaping between all property lines and any abutting parking stalls or drive aisles, with the exception of where a bus turn-out would be located;
 - c. Foundation landscaping must be provided along the building facades.

- d. Six (6) foot landscape islands shall be provided between the parking rows of every other double row of parking, at the end of all parking rows, and within each parking row of 15 parking spaces contained within the row.
 - e. Pedestrian linkage shall be provided within the parking lot.
 - f. Ample number of trash enclosures areas shall be provided for the commercial development subject to staff review and approval.
 - g. Building elevations shall be coherently designed and treated.
4. 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. Driveways may be designed in an alternative manner that must be approved by the City of North Las Vegas Traffic Engineer.
 5. The size and number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.130. Conformance may require modifications to the site.
 6. Approval of a traffic study is required prior to submittal of the civil improvement plans.
 7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
 8. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
 9. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
 10. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
 11. 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*:
 - a. Pecos Road
 - b. Centennial Parkway

12. Should VAC-21-06 be denied, Quantas Street and Dennis Wolfe Street shall be incorporated into this site plan.
13. Right of way dedication and construction of a CAT bus turn-out on Centennial Parkway near Pecos Road is required per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.3.
14. Dedication and construction of additional right of way is required for a flared intersection at Centennial Parkway and Pecos Road per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
15. The property owner is required to grant a roadway easement for commercial driveway(s).
16. 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.
17. The property owner is required to sign a restrictive covenant for utilities.
18. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
19. A revocable encroachment permit for landscaping within the public right of way is required.
20. All off-site improvements must be completed prior to final inspection of the first building.
21. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
22. This application shall comply with the *City of North Las Vegas Municipal Code* and NRS 278. Conformance may require modifications to the site.
23. The developer must provide documentation of the shared access agreement with APN 124-24-801-006 prior to submittal of the civil improvement plans; otherwise the driveway will not be permitted.
24. Turning radii along fire access lanes shall be designed in accordance with the Fire Code.

25. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.

George Garcia of G.C. Garcia, Inc., 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014 appeared on behalf of the applicant stating one of the issues worked out with Traffic was that the additional language on Condition No. 4, the last sentence was added, which read, "Driveways may be designed in an alternative manner that must be approved by the City of North Las Vegas Traffic Engineer" and he was comfortable with that. The outdoor area and the landscaping, when the design for the tavern was approved, was 6600 square feet and it was currently 5500, which was 1,000 square feet short of what was originally approved; but, the outdoor area was a little larger but encroached into the landscaping area; however, it was not a structure, in the sense of a building but was an outdoor dining area so he felt that blended in well with the landscaped ambiance and atmosphere that you get with the outdoor dining area and, if approved, the use permit would have to be amended to expand that area, since the outdoor dining area counts toward the use permit.

Commissioner Jay Aston asked Public Works if they agreed with Condition No. 4. Cleto Kus of Public Works stated the condition adequately addressed their concerns.

Marc Jordan, Planning Manager asked the applicant if a convenience store was going on the site. Mr. Garcia responded a convenience store was no longer going on the site.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

The Public Forum was heard next.

12. **VN-19-06 (26130) CENTENNIAL POINTE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE STRATTON GROUP ON BEHALF OF CENTENNIAL POINTE, LLC, PROPERTY OWNER, FOR A VARIANCE IN ANR-3 MULTI-FAMILY RESIDENTIAL DISTRICT TO ALLOW A 15-FOOT BUILDING SETBACK, WHERE 20 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF GOLDFIELD STREET AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-701-002, 124-22-701-003, 124-22-701-004, 124-22-701-005 AND 124-22-701-008. (CONTINUED JUNE 28, AUGUST 9 AND 23, SEPTEMBER 13, AND OCTOBER 11, 2006)**

It was requested by the applicant to continue VN-19-06 indefinitely.

Chairman Angelo Carvalho opened the Public Hearing. There was no public participation.

Chairman Carvalho stated the Public Hearing would remain open.

ACTION: CONTINUED INDEFINITELY

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

13. **SPR-18-06 (25139) CENTENNIAL POINTE. AN APPLICATION SUBMITTED BY THE STRATTON GROUP ON BEHALF OF CENTENNIAL GROUP. LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-3 MULTIFAMILY RESIDENTIAL DISTRICT TO ALLOW 201 MULTI-FAMILY UNITS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF GOLDFIELD STREET AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-701-002, 124-22-701-003, 124-22-701-004, 124-22-701-005 AND 124-22-701-008. (CONTINUED APRIL 26, MAY 10 AND 24, JUNE 14, AUGUST 9 AND 23, SEPTEMBER 13, AND OCTOBER 11, 2006)**

It was requested by the applicant to continue SPR-18-06 indefinitely.

ACTION: CONTINUED INDEFINITELY

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

14. **T-1253 (25140) CENTENNIAL POINTE. AN APPLICATION SUBMITTED BY THE STRATTON GROUP ON BEHALF OF CENTENNIAL GROUP, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-3 MULTIFAMILY RESIDENTIAL DISTRICT TO ALLOW 201 CONDOMINIUMS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF GOLDFIELD STREET AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-701-002, 124-22-701-003, 124-22-701-004, 124-22-701-005 AND 124-22-701-008. (CONTINUED APRIL 26, MAY 10 AND 24, JUNE 14, AUGUST 9 AND 23, SEPTEMBER 13, AND OCTOBER 11, 2006)**

It was requested by the applicant to continue T-1253 indefinitely.

ACTION: CONTINUED INDEFINITELY

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

Item No. 3 was heard next.

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

There was no report given.

CHAIRMAN'S BUSINESS

Commissioner Dean Leavitt gave a brief report on how the meetings were going with Crime Prevention Through Environmental Design (CPTED) Ordinance Committee.

ADJOURNMENT

The meeting adjourned at 6:46 p.m.

APPROVED: November 21, 2006

/s/ Angelo Carvalho
Angelo Carvalho, Chairman

/s/ Jo Ann Lawrence
Jo Ann Lawrence
Exec Assist to the Planning Commission