

**NORTH LAS VEGAS CITY COUNCIL
AGENDA ITEM**

Number: **32**

SUBJECT:

Ordinance No. 2422 (ZN-03-08, OPUS CONDOMINIUMS); an application submitted by GSL Properties on behalf of Route 215 Investors, LLC, property owner, for a reclassification of property from a PUD, Planned Unit Development District to an R-3, Multi-Family Residential District. The property is located at the northwest corner of Centennial Parkway and Valley Drive.

REQUESTED BY:

GSL Properties on behalf of Route 215 Investors, LLC, property owner.

RECOMMENDATION OR RECOMMENDED MOTION:

It is recommended that on February 6, 2008, City Council introduce Ordinance No. 2422 and approve Ordinance No. 2422 on February 20, 2008.

FISCAL IMPACT:

Amount: \$

Explanation:

ACCOUNT NUMBER:

STAFF COMMENTS AND BACKGROUND INFORMATION:

At the meeting of January 9, 2008, the Planning Commission recommended approval (4-2 vote) of ZN-03-08 (Commissioner Harry Shull made the motion and Commissioner Dilip Trivedi seconded the motion. Commissioner Dean Leavitt, Commissioner Jo Cato were opposed and Commissioner Jay Aston was absent) to reclassify the property from PUD, Planned Unit Development District to an R-3, Multi-Family Residential District.

The proposed zone change to an R-3, Multi-Family Residential District will be consistent with the Comprehensive Plan Land Use Map.

The Planning and Zoning Department recommended approval.

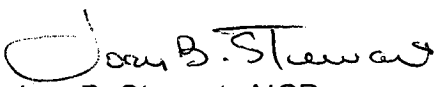
Attachments:

Ordinance Number 2422
Staff Report with Attachments
Location and Zoning Map

LIST CITY COUNCIL GOAL(S):

Planned and Quality Growth

PREPARED BY:


Jory B. Stewart, AICP
Planning and Zoning Director

**RESPECTFULLY
SUBMITTED:**


Gregory E. Rose
City Manager

**CITY COUNCIL
MEETING DATE:**

February 6, 2008
~~February 20, 2008~~
April 2, 2008

ORDINANCE NO. 2422

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 23.94± ACRES THEREIN FROM A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT (ZN-03-08, OPUS CONDOMINIUMS), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND VALLEY DRIVE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the rezoning is consistent with the Comprehensive Plan; and

WHEREAS, the Council determines that the amendment will not adversely affect the health and general welfare; and,

WHEREAS, according to Paragraphs 1 and 2 of Subsection E of Section 20 of Chapter 28 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: In accordance with the provisions of Ordinance No. 2422 the following described parcel of land shall be reclassified as follows:

PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT (ZN-03-08), the following property described to wit:

THAT PORTION OF THE NORTH HALF OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

A PORTION OF LOT 437 LYING SOUTHERLY OF I-215 AS IT CURRENTLY EXISTS DEPICTED ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70 IN THE OFFICE OF THE RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT AND DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS FILE IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHT JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK AND RECORDED

OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 794 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXCEPT THAT PORTION OF SAID LAND AS CONVEYED TO COUNTY OF CLARK, NEVADA BY DEED RECORDED DECEMBER 28, 1999 IN BOOK 991228 OF OFFICIAL RECORDS AS DOCUMENT NO. 01860.
AND FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN THAT CERTAIN "ORDER FOR IMMEDIATE OCCUPANCY" RECORDED DECEMBER 21, 1999, IN BOOK 991221, AS DOCUMENT NO. 00984, OFFICIAL RECORDS OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SECTION 2: The R-3, Multi-Family Residential District herein created is subject to the development standards and requirements of the North Las Vegas Municipal Code.

SECTION 3: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 4: SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION 5: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 6: PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Councilmen voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS _____ day of _____, 2008.

AYES:

NAYS:

ABSENT:

APPROVED:

MICHAEL L. MONTANDON, MAYOR

ATTEST:

KAREN L. STORMS, CMC, CITY CLERK

**# 8) ZN-03-08
OPUS CONDOMINIUMS
PUD to R-3
PUBLIC HEARING**

STAFF REPORT

To: Planning Commission

Meeting date: January 9, 2008

GENERAL INFORMATION:

Applicant: GSL Properties

Owner: Route 215 Investors, LLC

Requested Action: Zone change from PUD, Planned Unit Development, to R-3, Multi-Family Residential

Lot area: 23.94± acres

Comprehensive Plan: Multi-Family Residential

Location: Northwest corner of Centennial Parkway and Valley Drive

Assessor Parcel Number(s): 124-30-101-007

Existing land use and zoning: Undeveloped, PUD, Planned Unit Development

Surrounding land use and zoning: North: CC-215 Beltway
West: Western Tributary Las Vegas Wash Channel
East: Undeveloped; C-2, General Commercial
South: Undeveloped; R-3, Multi-Family Residential

BACKGROUND INFORMATION:

The applicant is requesting to rezone the subject 24±-acre site located at the northwest corner of Centennial Parkway and Valley Drive from PUD, Planned Unit Development District to R-3, Multi-Family Residential District. The site is currently undeveloped. Adjacent to the west is a drainage channel, to the north is the Beltway 215 right-of-way, across Valley Drive to the east is an undeveloped parcel zoned C-2, General Commercial, and across Centennial Parkway to the south is an undeveloped parcel zoned R-3, Multi-Family Residential.

A condominium tentative map for 431 units was approved by the Planning Commission on September 28, 2005. At the time the tentative map was approved in 2005, the Planning Commission considered and approved three other applications related to this site: (1) a request to vacate a portion of Valley Drive (VAC-30-05) beginning at the 215 Beltway and proceeding south for approximately 490 feet; (2) an amendment to the Comprehensive Plan Land Use Map (AMP-45-05) from Community Commercial to HDR, High Density Residential; and (3) a zone change from C-2, General Commercial to PUD, Planned Unit Development (ZN-70-05.)

NOTE: Since the vacation for a portion of Valley Drive, VAC-30-05, has not recorded, it is now considered expired. If the applicant so desires, a new application can be processed, but all / any forthcoming conditions and/or recommendations would be based on current conditions and requirements, which may be different than those in effect in 2005.

On May 10, 2006, the Planning Commission reviewed and approved a final development plan, FDP-06-06, for the subject PUD.

Approval of an extension of time for a 431-unit condominium tentative map was granted by the Planning Commission on October 24, 2007. The subject property is currently undeveloped and designated as Multi-Family Residential on the updated version of the Comprehensive Plan Land Use Map. Although the applicant successfully changed the land use from Community Commercial to High Density Residential (AMP-45-05), the current designation is Multi-Family Residential. Copies of the approved ordinance and conditions are attached hereto for reference purposes.

With this request, the applicant is proposing to change the zoning from PUD to R-3, Multi-Family Residential, which would allow for a density of up to 25 dwellings per acre. The current Comprehensive Plan Land Use Designation of Multi-Family Residential also allows for a density of up to 25 dwelling units per acre. (The existing PUD was limited to no more than 18.0 dwellings per acre because of the 1999 Comprehensive Plan Land Use Designation.) If this request is approved, it would render the existing PUD and Final Development Plan as null and void, but the tentative map could remain active.

DEPARTMENT COMMENTS:

Public Works:	The Department of Public Works has no comment on this application.
Fire Department:	There appears to be no outstanding fire department issues with this application.
Police Department:	It should be noted that areas with higher population density statistically have higher crime rates.
City of Las Vegas:	Please see the attached letter.

ANALYSIS:

The Comprehensive Plan identifies the subject site as Multi-Family Residential, and the requested zoning of R-3, Multi-Family Residential would be consistent with the Comprehensive Plan Land Use Map. If the development plans change by increasing the number of buildings and/or units, or if the configuration of the parcel and/or buildings change, then the applicant would be required to process a new Site Plan Review for the Planning Commission to consider. A new tentative map could also be required, but that would be determined when a development proposal is submitted.

RECOMMENDATION:

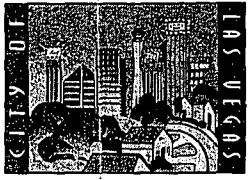
The Planning and Zoning Department recommends that ZN-03-08 be approved and forwarded to the City Council with a recommendation for permanent zoning to an R-3, Multi-Family Residential District.

ATTACHMENTS:

City of Las Vegas Letter (dated December 3, 2007)
Ordinance No. 2197 (ZN-70-05)
Approval Letter for AMP-45-05, VAC-30-05, ZN-70-05 and T-1207
(dated September 29, 2005)
T-1207 (9-28-05)
T-1207 (9-28-07)
Open Space Exhibit (9-28-07)
Planning Commission Minutes for T-1207 (dated October 24, 2007)
Approval Letter for FDP-06-06 (dated May 11, 2006)
Site Plan for FDP-06-06
Letter of Intent for ZN-03-08 (dated November 26, 2007)
Boundary Map for ZN-03-08
Location & Zoning Map

Prepared by: Bob Hoyes

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

December 3, 2007

Ms. Jory Stewart, Director
Planning and Zoning Department
City of North Las Vegas
2266 Civic Center Drive
North Las Vegas, Nevada 89030

RE: City of Las Vegas Comments pertaining to item on the
January 9, 2007 Planning Commission Agenda

Dear Ms. Stewart:

Thank you for forwarding the following application for our review, scheduled to go before the North Las Vegas Planning Commission on January 9, 2007.

ZN-03-08, OPUS CONDOMINIUMS (Public Hearing). An application submitted by Robert Gronauer, on behalf of GSL Properties, property owned by the Simmons Associates LLC, for a Zone Change to allow a proposed multi-family development. The property is located on the southwest corner of the 215 Beltway and Valley Drive. The Assessor Parcel Number is 124-30-101-007.

The Planning and Development Department appreciates the opportunity to review this application for possible impacts on properties within the city of Las Vegas. However, the aforementioned parcel does not abut property located in the city of Las Vegas in any direction. At this time we have no comment regarding the above-referenced application. However, should the scope of this application change or should other concerns come to our attention, we would like the opportunity to provide further comment at that time.

Sincerely,

Flinn Fagg, Comprehensive Planning Manager
Planning and Development Department

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



ORDINANCE NO. 2197

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS BY RECLASSIFYING APPROXIMATELY 23.94± ACRES FROM C-2, GENERAL COMMERCIAL, TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-70-05, VALLEY 215 CONDOS), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND VALLEY DRIVE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the amendment is consistent with the Comprehensive Plan; and,

WHEREAS, the Council determines that the amendment will not adversely affect the health and general welfare; and,

WHEREAS, according to Paragraphs 1 and 2 of Subsection E of Section 20 of Chapter 28 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: In accordance with the provisions of Ordinance No. 2197 the following described parcel of land shall be reclassified as follows:

C-2, COMMUNITY COMMERCIAL, TO A PLANNED UNIT DEVELOPMENT DISTRICT (ZN-70-05), the following property described to wit:

THAT PORTION OF THE NORTH HALF OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

LOT 437 DEPICTED ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 89018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT AND DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS FILE IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 794 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA.

EXCEPT THAT PORTION OF SAID LAND AS CONVEYED TO COUNTY OF CLARK, NEVADA BY DEED RECORDED DECEMBER 28, 1999 IN BOOK 991228 OF OFFICIAL RECORDS AS DOCUMENT NO. 01860.

AND FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN THAT CERTAIN "ORDER FOR IMMEDIATE OCCUPANCY" RECORDED DECEMBER 21, 1999, IN BOOK 991221, AS DOCUMENT NO. 00984, OFFICIAL RECORDS OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SECTION 2: The Planned Unit Development (PUD) District herein created is subject to the following development standards and requirements in addition to all requirements of the North Las Vegas Municipal Code:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The development shall be in full compliance with the Multi-Family Residential Development Standards and Design Guidelines.
3. The site plan submitted with this request shall not be considered or implied to be "approved".
4. The development shall not exceed 431 dwelling units, or a maximum density of 18.0 dwelling units per acre.
5. At minimum, the following list of amenities should be provided:
 - a. Circuitous lighted paths
 - b. A minimum of 20 24-inch box trees per acre
 - c. At least 3 sites of 2 differing age-appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada
 - d. At least one large open space area for group / organized play
 - e. One large group shade area / gazebo (30' diameter), lighted
 - f. Two swimming pools with clubhouse
 - g. Picnic tables and barbecue grills
 - h. Benches spaced along park pathways
 - i. Doggie stations at dog walk area and other grassy locations
 - j. Details of amenities to be provided
6. Construction of the Developed Open Space is to be started upon the issuance of the 31st building permit, and completed upon the issuance of the 62nd building permit.
7. Permits are required for all structures except as exempted by the CNLV Municipal Code, Building Administrative Code Section 15.72.140 (B) and (C).

8. All design items mentioned herein shall be satisfied with the submittal of the final development plan.
9. 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. Centennial Parkway
 - b. Valley Drive
 - c. Ranch House Road
10. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards. Counterclockwise from the main entrance.
11. Right-of-way dedication and construction of a CAT bus turn-out is required on Centennial Parkway near Valley Drive per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
12. If VAC-30-05 is not approved, this application will become null and void.
13. Approval of a traffic study, including queuing analysis, is required prior to submittal of the civil improvement plans.
14. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway and Valley Drive, the conduit shall extend to the beltway.
15. Roundabout design shall conform to the Federal Highway Administration's *Roundabouts: An Informational Guide* design criteria and is subject to approval of the City Traffic Engineer.
16. Approval of a drainage study is required prior to submittal of the civil improvement plans.
17. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
18. 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.
19. Clark County Public Works concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.

20. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
21. The CC & R's for the development shall require that garages be utilized for parking and not for storage.
22. The construction of the Centennial Parkway half street improvements must extend over the Western Tributary to the Las Vegas Wash.
23. Turning radii along the fire access lane shall be designed in accordance with the Fire Code.
24. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
25. All buildings shall match the submitted elevations for the Community Building (Sheet A-11.)
26. The cluster of one 12-unit building and three 6-unit buildings shall be moved north to eliminate the long straight drive aisle adjacent to the northern property line.
27. A minimum 20-foot building-to-building separation shall be provided at ground level. Areas less than 20 feet shall not be counted toward the open space calculations.
28. The perimeter wall shall be designed and constructed using the same materials and finishes as the Community Building (Sheet A-11.) The use of wrought-iron may be incorporated into the perimeter fence/wall. The perimeter wall elevations shall be approved as part of the final development plan.
29. The CC&R's for the development shall require that all units must be sold as owner occupied housing.

SECTION 3: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by its City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 4: SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION 5: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 6: PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Councilmen voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS 16th day of November, 2005.

AYES: Mayor Pro Tempore Robinson, Council Members Smith and Buck

NAYS: None

ABSTAIN: Mayor Montandon

ABSENT: Councilman Eliason

APPROVED:

/s/ William E. Robinson
WILLIAM E. ROBINSON
MAYOR PRO TEMPORE

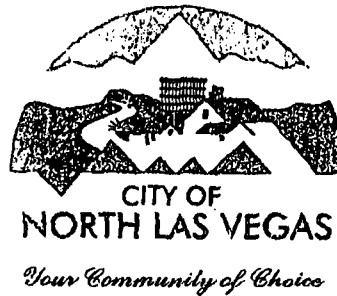
ATTEST:

/s/ Karen L. Storms
KAREN L. STORMS, CMC, CITY CLERK

Mayor
Michael L. Montandon

City Manager
Gregory E. Rose

Council Members
William E. Robinson
Stephanie S. Smith
Shari Buck
Robert L. Eliason



Planning and Development Department - Jory Stewart, Director

2266 Civic Center Drive • North Las Vegas, Nevada 89030
Telephone: (702) 633-1519 • Fax: (702) 649-6091 • TDD: (800) 326-6868
www.cityofnorthlasvegas.com

September 29, 2005

Steve Mumford
WRG Design, Inc.
3011 West Horizon Ridge Parkway #100
Henderson, NV 89052

RE: AMP-45-05, VAC-30-05, ZN-70-05, AND T-1207 - VALLEY 215 CONDOS

Dear Mr. Mumford:

The Planning Commission, at its meeting of September 28, 2005, to the following action:

AMP-45-05 was approved and forwarded to City Council for final consideration.

VAC-30-05 was approved and forwarded to City Council for final consideration with the following recommended conditions of approval:

1. The City shall retain a utility easement over the area to be vacated.
2. The developer shall install schedule 40 PVC fiber optic conduit along Centennial Parkway, Valley Drive and within the area to be vacated; the conduit shall extend to the beltway.

ZN-70-05 was approved and forwarded to City Council for final consideration with the following recommended conditions of approval:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The development shall be in full compliance with the Multi-Family Residential Development Standards and Design Guidelines.
3. The site plan submitted with this request shall not be considered or implied to be "approved".
4. The development shall not exceed 431 dwelling units, or a maximum density of 18.0 dwelling units per acre.

5. At minimum, the following list of amenities should be provided:
 - a. Circuitous lighted paths
 - b. A minimum of 20 24-inch box trees per acre
 - c. At least 3 sites of 2 differing age-appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada
 - d. At least one large open space area for group / organized play
 - e. One large group shade area / gazebo (30' diameter), lighted
 - f. Two swimming pools with clubhouse
 - g. Picnic tables and barbecue grills
 - h. Benches spaced along park pathways
 - i. Doggie stations at dog walk area and other grassy locations
 - j. Details of amenities to be provided
6. Construction of the Developed Open Space is to be started upon the issuance of the 31st building permit, and completed upon the issuance of the 62nd building permit.
7. Permits are required for all structures except as exempted by the CNLV Municipal Code, Building Administrative Code Section 15.72.140 (B) and (C).
8. All design items mentioned herein shall be satisfied with submittal of the Final Development Plan.
9. 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. Centennial Parkway
 - b. Valley Drive
 - c. Ranch House Road
10. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards. Counterclockwise from the main entrance.
11. Right-of-way dedication and construction of a CAT bus turn-out is required on Centennial Parkway near Valley Drive per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
12. If VAC-30-05 is not approved, this application will become null and void.
13. Approval of a traffic study, including queuing analysis, is required prior to submittal of the civil improvement plans.
14. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway and Valley Drive, the conduit shall extend to the beltway.
15. Roundabout design shall conform to the Federal Highway Administration's *Roundabouts: An Informational Guide* design criteria and is subject to approval of the City Traffic Engineer.
16. Approval of a drainage study is required prior to submittal of the civil improvement plans.

17. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
18. 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.
19. Clark County Public Works concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
20. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
21. The CC & R's for the development shall require that garages be utilized for parking and not for storage.
22. The construction of the Centennial Parkway half street improvements must extend over the Western Tributary to the Las Vegas Wash.
23. Turning radii along the fire access lane shall be designed in accordance with the Fire Code.
24. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
25. All buildings shall match the submitted elevations for the Community Building (Sheet A-11.)
26. The cluster of one 12-unit building and three 6-unit buildings shall be moved north to eliminate the long straight drive aisle adjacent to the northern property line.
27. A minimum 20-foot building-to-building separation shall be provided at ground level. Areas less than 20 feet shall not be counted toward the open space calculations.
28. The perimeter wall shall be designed and constructed using the same materials and finishes as the Community Building (Sheet A-11.) The use of wrought-iron may be incorporated into the perimeter fence/wall. The perimeter wall elevations shall be approved as part of the final development plan.

T-1207 was approved subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The tentative map submitted with this request shall not be considered or implied to be "approved" until all changes mentioned herein are satisfied.

3. The development shall comply with all conditions of ZN-70-05. If ZN-70-05 is not approved by the City Council, then this tentative map shall be considered null and void.

The decision of the Planning Commission on T-1207 is final unless appealed within seven days of the date action was taken, in writing, to the City Clerk at which time a public hearing will be scheduled before the City Council.

Should you have questions regarding these items, please contact Bob Hoyes, Planner at (702) 633-1872.

Sincerely,

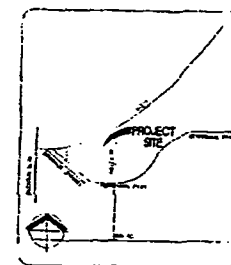


Jo Ann Lawrence
Planning and Development Department

cc: Bob Hoyes, Planner

FOR
IS CONDOMINI
A PLANNED UNIT DEVELOPMENT
CITY OF NORTH LAS VEGAS
STATE OF NEVADA
APN: 124-30-101-007

A PLANNED UNIT DEVELOPMENT
CITY OF NORTH LAS VEGAS
STATE OF NEVADA
APN: 124-30-101-007



VICINITY MA



SCALE: 1" = 60'

LEGEND

- SOURCE OF INFO
- REASON FOR INFO
- METHOD OF INFO
- CREDIBILITY
- REPUTATION OF SOURCE
- "I" OR "A" OR "OTHER"
- SOURCE
- IT'S THE SOURCE OF INFO
- IT'S THE SOURCE OF INFO
- IT'S THE SOURCE OF INFO

LEGAL DESCRIPTION

A PORTION OF THE ABOVE WAS ON 1/7/67 IN THE HANDS OF
JACQUES AND 1/8 OF IT WAS IN FRANCE IN 1967. RECALL
OF THIS CASE WAS MADE BY JACQUES.

ZONING

LASTING FORUMS PLANNED FOR DEVELOPING DISTRICTS
PROPOSAL CAPAS PLANNED FOR DEVELOPMENT OTHER PART

GENERAL NOTES

- [illegible]

DEVELOPER

021. CONSTRUCTION
 14. 400 N 42ND AVE WY, 5TH FL
 PORTLAND, OR 97244-1700
 PHONE: 503-230-0323
 FAX: 503-230-0323

OWNER

WOMEN'S POLICE, LLC
1000 BAYVIEW BLVD, SUITE 100
OAKLAND, CA 94612-4700
PHONE: 415-781-8801
CONTACT: DAVID BAKER

ENGINEER

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-19-2007 BY 60322 UCBAW/BJS

APPROVALS

PLANS W/INCHES SUPPLY FOR 11 2-6-4

LOANS 2-6-4, P.E.

PLANS W/INCHES SUPPLY FOR 11 2-6-4

LOANS 2-6-4, P.E.

W R
D E S I G N

289 S. HOLLYWOOD BLVD. #4141, HOLLYWOOD, MICHIGAN 48233
Tel. 726.0800 19000 Fax. 702.9900 80000

*Lithography & Shaping Ltd. • Lithography & Shaping Ltd. • Lithography & Shaping Ltd.

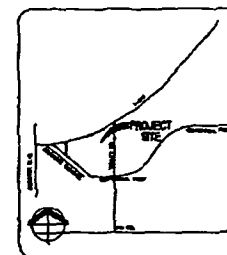
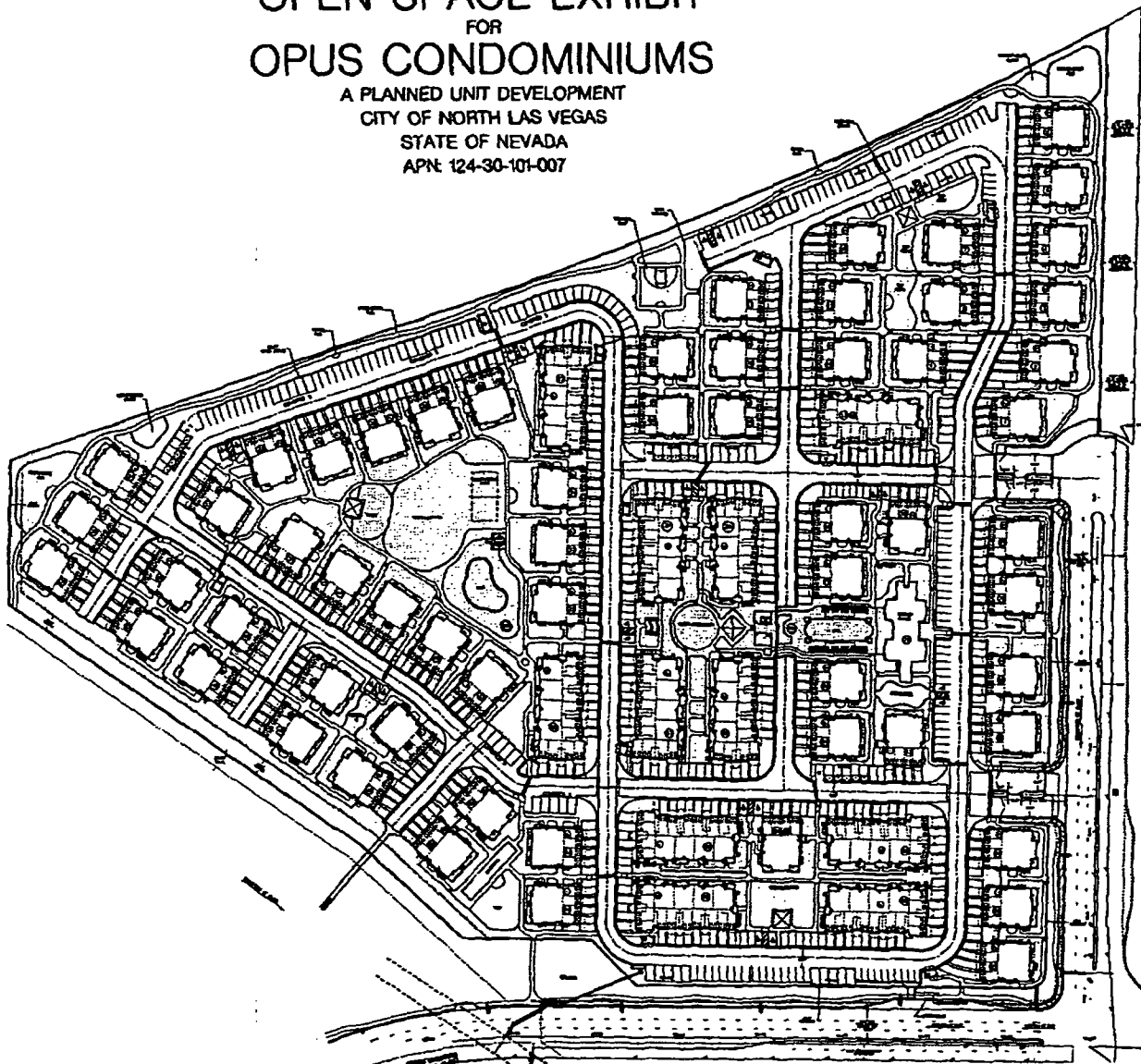
TENTATIVE MAP
OPUS CONDOMINIUMS
GSL CONSTRUCTION
NORTH LAS VEGAS, NEVADA



DATE: 1/28/84
DRAWN: JCH
EXPOSED: JCH
CHEMIST: JCH
PROJECT #: 1000000000
SHEET TITLE: TENTATIVE MAP
SHEET NUMBER: 1

T-1207 (9-28-07)

A PLANNED UNIT DEVELOPMENT
CITY OF NORTH LAS VEGAS
STATE OF NEVADA
APN: 124-30-101-007



VICINITY MAP



LEGEND

- BOUNDARY LINE
- BOUNDARY-WAY LINE
- SECOND LINE
- CENTER LINE
- PROJECTED POINT
- "L" CORN & CENTER
- SPOCKLE
- SPIN SPACE
- ACNE SPIN SPACE

SITE DATA

074 134-22-405-001
 DISTRICT COURT, D-1
 PROBATION DEPT. A-3
 BRUCE ROBERTS, 22-A AG
 NO. 10000 10
 BRUCE ROBERTS IS UNEMPLOYED
 WITH PROBATION DEPARTMENT
 134-22-405-001 - 134-22-405-001
 PROB. LAB. & REHABILITATION (S.D. JUDICIAL BRANCH 20)
 OFFICE PROBATION
 AFTER 1000 BRUCE ROBERTS, 22-A AG AGED 30 (S.D.)
 PROBATION DEPT. AGED 30, 22-A AGED
 PROBATION DEPT. AGED 30, 22-A AGED
 PROBATION DEPT. AGED 30, 22-A AGED
 PROBATION DEPT. AGED 30, 22-A AGED

Poster Session 2

1 00 = 1.25 SPACEDS = 65 LETTERS = 96 SPACEDS
2 00 = 2 SPACEDS = 96 LETTERS = 128 SPACEDS
3 00 = 3.75 SPACEDS = 144 LETTERS = 201 SPACEDS
BUT: 1000000 = 1.25 = 63 LETTERS = 96 SPACEDS
1000, 1000000 SPACEDS, 1440 SPACEDS

Postscript 0000-0000

250 STANDARD SPACES (25.00)
250 STANDARD SPACES (25.00)
250 STANDARD SPACES (25.00)
250 STANDARD SPACES (25.00)

DEVELOPER

MR. CONNORSON
 601 1ST NORTH FIDELITY, STE 10
 PORTLAND, OR 97208-4281
 PHONE: 503-255-4884
 OFFICE: 503-255-4877

ORDER

TO: PROPERTY, L&S
FROM: [redacted]
SUBJECT: [redacted]

ENGINEER

WILLIAMS CORP.
201 E. HORTON ST. ST. LOUIS, MO 63102
OFFICE: (314) 241-1111
FAX: (314) 241-1111
CIRCLE 10 ON READER SERVICE CARD

SITE PLAN

OPUS CONDOMINIUMS

GSL CONSTRUCTION
NORTH LAS VEGAS, NEVADA



SITE PLAN

SITE PLAN

2

(9-28-07)

13. **T-1207 (32532) OPUS CONDOMINIUMS. AN APPLICATION SUBMITTED BY ROUTE 215 INVESTORS LLC, PROPERTY OWNER, FOR APPROVAL OF AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED TENTATIVE MAP IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW A 431-UNIT CONDOMINIUM DEVELOPMENT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF VALLEY DRIVE AND CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-30-101-007.**

The application was presented by Bob Hoyes, Planner who explained Staff was recommending approval of T-1207 subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The development shall comply with all conditions of Ordinance Number 2197 (ZN-70-05) and FDP-06-06.
3. Fire access lanes shall be located in accordance with Fire Code requirements.
4. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
5. The development of this site shall be in compliance with all stipulations set forth by the Southern Nevada Health District in the attached letter dated September 24, 2007.

Trish Ortiz, of WRG Design Inc., 3011 West Horizon Ridge Parkway, Henderson, NV 89052 appeared on behalf of the applicant indicating she concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

Item No. 21 was heard next.

Mayor
Michael L. Montandon

Council Members
William E. Robinson
Stephanie S. Smith
Shari Buck
Robert L. Eliason



City Manager
Gregory E. Rose

Planning and Zoning Department - Jory Stewart, Director
2240 Civic Center Drive • North Las Vegas, Nevada 89030
Telephone: (702) 633-1537 • Fax: (702) 649-6091 • TDD: (800) 326-6868
www.cityofnorthlasvegas.com

May 11, 2006

Patricia Ortiz
WRG Design, Inc.
3011 W. Horizon Ridge Parkway, Suite 100
Henderson, NV 89052

RE: FDP-06-06 - VALLEY 215 CONDOS

Dear Ms. Ortiz:

The Planning Commission, at its meeting of May 10, 2006, approved FDP-06-06 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 the development comply with all conditions of approval of ZN-70-05 (Ordinance 2197) and T-1207.
3. At minimum, the following list of amenities should be provided:
 - a. Circuitous lighted paths
 - b. A minimum of 20 24-inch box trees per acre
 - c. At least 3 sites of 2 differing age-appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada
 - d. At least one large open space area for group / organized play
 - e. One large group shade area / gazebo (30' diameter), lighted
 - f. Two swimming pools with clubhouse
 - g. Picnic tables and barbecue grills
 - h. Benches spaced along park pathways
 - i. Doggie stations at dog walk area and other grassy locations
 - j. Details of amenities to be provided

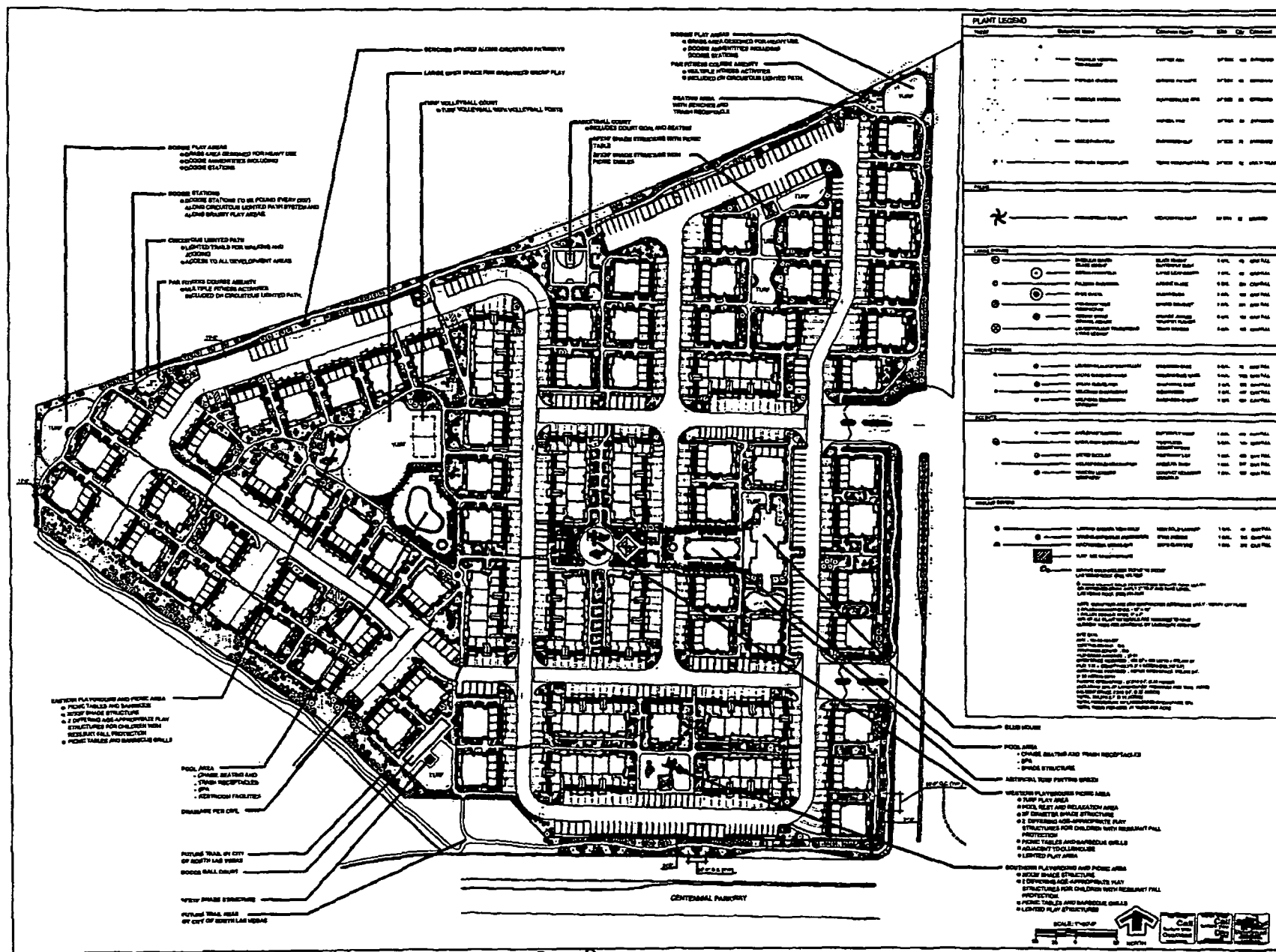
The decision of the Planning Commission is final unless appealed within seven days of the date action was taken, in writing, to the City Clerk at which time a public hearing will be scheduled before the City Council.

Should you have questions regarding this item, please contact Vicki Adams, Planner at (702) 633-1905.

Sincerely,


Jo Ann Lawrence
Planning and Zoning Department

cc: Vicki Adams, Planner



FDP-06-06

AMENITY PLAN
VALLEY 215 CONDOS
 GSL CONSTRUCTION
 NORTH LAS VEGAS, NEVADA

NO.	DATE	DESCRIPTION
1	10/1/06	ISSUED FOR PERMITTING
2	10/1/06	ISSUED FOR PERMITTING
3	10/1/06	ISSUED FOR PERMITTING
4	10/1/06	ISSUED FOR PERMITTING
5	10/1/06	ISSUED FOR PERMITTING
6	10/1/06	ISSUED FOR PERMITTING
7	10/1/06	ISSUED FOR PERMITTING
8	10/1/06	ISSUED FOR PERMITTING
9	10/1/06	ISSUED FOR PERMITTING
10	10/1/06	ISSUED FOR PERMITTING

SCALE: 1" = 10'
 NORTH
 L1.01



KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE H. ALLEN

sallen@kkbrf.com
702.792-7000

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.693.4260
Fax: 702.939.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0257

November 26, 2007

VIA E-MAIL

CITY OF NORTH LAS VEGAS
PLANNING DEPARTMENT
2266 Civic Center Drive
North Las Vegas, NV 89030

**Re: Justification Letter – Southwest corner of the 215 Beltway & Valley
(APN: 124-30-101-007)**

To Whom It May Concern:

Please be advised our office represents the applicant for property located at the southwest corner of the 215 Beltway and Valley, more particularly described as assessor's parcel number 124-30-101-007 ("Site"). The Site is currently master planned for Multi-Family Residential (up to 25 dwelling units per acre) and zoned PUD.

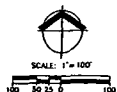
The applicant is requesting a conforming zone change from PUD to R3 zoning on the Site. The applicant plans to develop multi-family on the Site. The development plans will be proposed at a later date. The requested R3 zoning conforms with the master plan and to the surrounding area. There is R3 zoning to the south and southeast of the Site. There is commercial C-2 zoning to the east and southwest of the Site. The 215 Beltway is located directly north of the Site. The Site is appropriate for multi-family residential since it is located directly adjacent to the 215 Beltway and surrounded by intense commercial and residential zoning.

If you have any questions regarding the enclosed information, please contact me directly at (702) 792-7045. Thank you for your consideration.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO

Stephanie H. Allen



1. HELD WITH
PER 37-05

CENTENNIAL PARKWAY (ALIGNMENT)
SHE 40 11'E 1301.00'

2.8. NOT FOUND
ESTABLISHED CORNER
PER 37-05, ONE PER
10-50'

215 PROPERTIES, LLC
OR: 20040213-00151
APN: 124-30-101-008
"VACANT LAND, NO BUILDINGS"
1.043 ACRES

SUBJECT PARCEL
215 PROPERTIES, LLC
OR: 20040213-00151
APN: 124-30-101-008
"VACANT LAND, NO BUILDINGS"
1.043 ACRES

N.H.M.F.L.C.
OR: 200400000454
APN: 124-30-510-004
"VACANT LAND"
N.A.P.O.T.S.

N.H.M.F.L.C.
OR: 200400000454
APN: 124-30-510-004
"VACANT LAND"
N.A.P.O.T.S.

FLOOD CHANNEL, R/W
PER: OR: 1700033.01255

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- ADJACENT LOT LINE
- CENTER LINE
- BLOCK WALL
- FENCE
- STORM DRAIN LINE
- SECTION LINE
- R/W RAP
- EXISTING ASPHALT
- EXISTING CONCRETE
- POWER MANHOLE
- AIR RELEASE VALVE
- WATER VALVE
- WATER METER
- STORM DRAIN HOSE
- CATCH BASIN
- STORM DRAIN MANHOLE
- STREET LIGHT JUNCTION BOX
- SIGN
- EXCEPTION NUMBER
- ASSessor'S PARCEL NUMBER
- SQUARE FEET
- INVERT ELEVATION
- CURVE NUMBER (TYPICAL)
- CURVE NUMBER (TYPICAL)
- RADIAL LINE NUMBER (TYPICAL)
- NOT A PART OF THIS SURVEY

ZONING INFORMATION

CITY OF NORTH LAS VEGAS ZONING CLASSIFICATION (C-2), GENERAL COMMERCIAL DISTRICT.

SETBACK REGULATIONS

SETBACK RESTRICTIONS TAKEN FROM CITY OF NORTH LAS VEGAS DEVELOPMENT CODE, 17.20.110.

MINIMUM SETBACKS	C-2
FRONT	30'
REAR	30'
CORNER LOT	30'
REAR	30'
RESIDENTIAL ZONE BOUNDARY	30'
MAXIMUM HEIGHT	60'

REFERENCE SURVEYS

SURVEYS	
FILE 108, PAGE 43	FILE 103, PAGE 57
FILE 110, PAGE 34	FILE 89, PAGE 3
FILE 46, PAGE 81	FILE 52, PAGE 70
FILE 23, PAGE 84	FILE 42, PAGE 24
FILE 26, PAGE 17	FILE 57, PAGE 8

COURSE TABLE

LINE	DISTANCE	DIRECTION
11	72.22	S89°23'27"E

CURVE TABLE

RADIUS	LENGTH	DATA	CHORD	BEARING
101.33182	815.57	81.07	81.57	152°38'19"E

FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL, SUBDIVISION C, CLARK COUNTY, NEVADA DATED SEPTEMBER 21, 2002.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

STORM DRAIN NOTES

1. RM EL. = 2280.35'
INV. OUT (10'-27.55') (24" CONC.)
INV. IN (5'-2280.77') (18" CONC.)
2. RM EL. = 2278.47'
INV. IN (10'-2280.77') (18" CONC.)
INV. OUT (5'-2280.77') (18" CONC.)

UTILITY NOTES

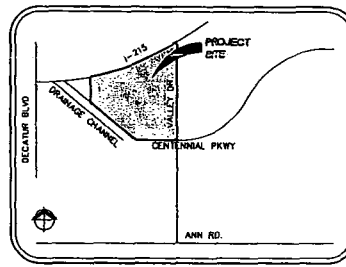
THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING CHANGES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MEMORANDUMS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA COVERED BY THE SURVEY. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BASIS OF BEARINGS

NORTH 00°30'13" EAST, BEING THE EAST LINE OF THE NORTHEAST QUARTER (1/4) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.E.M., PER BOOK 95, PAGE 10 OF PLATS.

BENCHMARK

CITY OF NORTH LAS VEGAS STATION "NVL 81304"
AN UNPUBLISHED CITY OF NORTH LAS VEGAS BENCHMARK LOCATED AT THE INTERSECTION OF VALLEY DRIVE AND CENTENNIAL PARKWAY, NEAR THE R.O.W. OF THE I-215. THE ELEVATION SHOWN HEREON IS NOT OFFICIAL AND MAY BE SUBJECT TO CHANGE UP TO +/- 0.1' VERTICAL, AFTER FINAL ADJUSTMENTS ARE MADE.
ELEVATION:
FEET = 2285.59 (NAD83)
METERS = 695.89 (NAD83)



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

DATE: OCTOBER 3, 2003

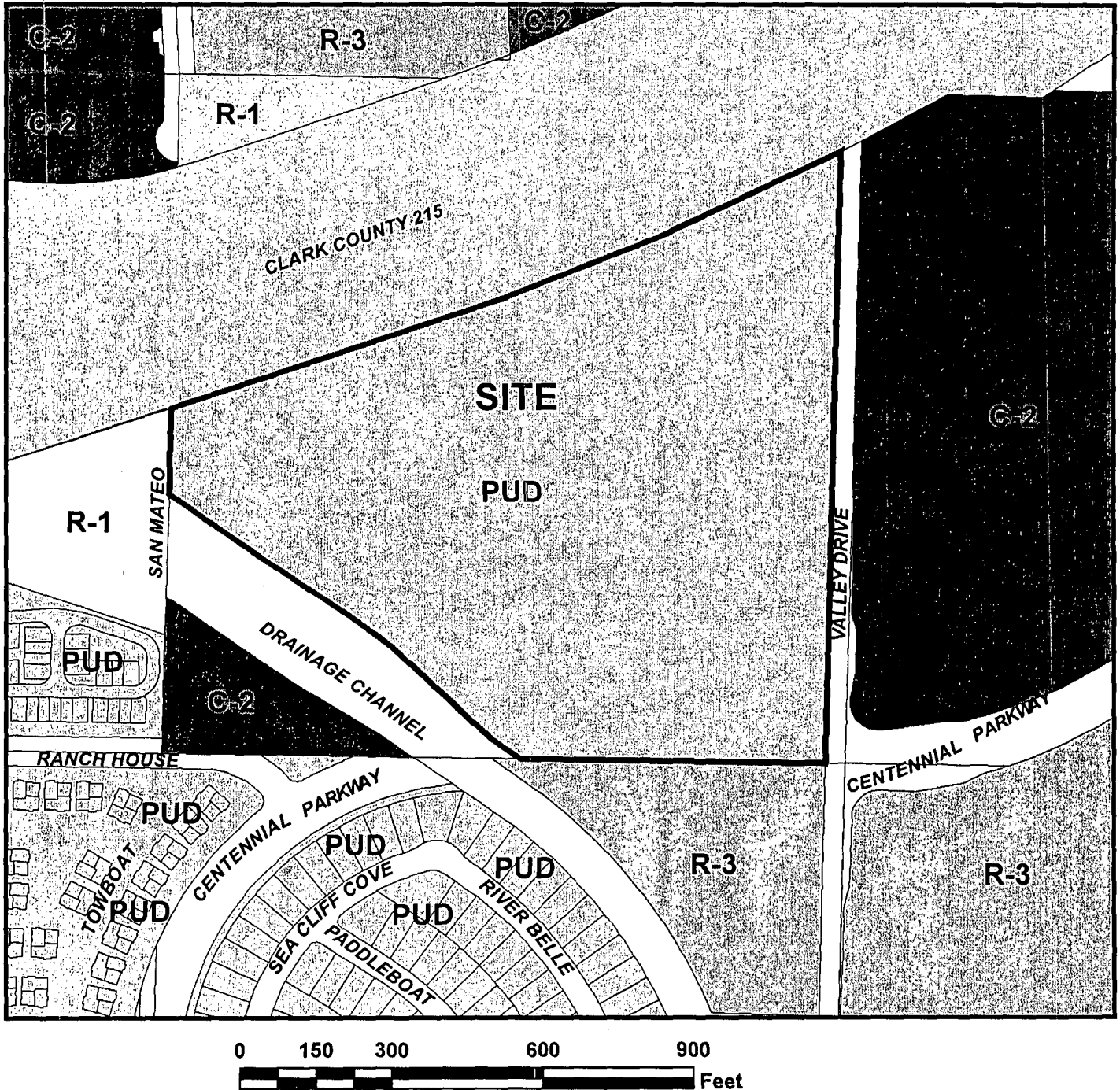
TO: NEVADA TITLE COMPANY 215 PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY AND GSL PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MODERN STANDARD" OF THE REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED BY ALTA, ACSM AND NPS IN 1978 AND INCLUDES ITEMS 2.1, 4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.3.5, 4.3.6, 4.3.7, 4.3.8, 4.3.9, 4.3.10, 4.3.11, 4.3.12, 4.3.13, 4.3.14, 4.3.15, 4.3.16, 4.3.17, 4.3.18, 4.3.19, 4.3.20, 4.3.21, 4.3.22, 4.3.23, 4.3.24, 4.3.25, 4.3.26, 4.3.27, 4.3.28, 4.3.29, 4.3.30, 4.3.31, 4.3.32, 4.3.33, 4.3.34, 4.3.35, 4.3.36, 4.3.37, 4.3.38, 4.3.39, 4.3.40, 4.3.41, 4.3.42, 4.3.43, 4.3.44, 4.3.45, 4.3.46, 4.3.47, 4.3.48, 4.3.49, 4.3.50, 4.3.51, 4.3.52, 4.3.53, 4.3.54, 4.3.55, 4.3.56, 4.3.57, 4.3.58, 4.3.59, 4.3.60, 4.3.61, 4.3.62, 4.3.63, 4.3.64, 4.3.65, 4.3.66, 4.3.67, 4.3.68, 4.3.69, 4.3.70, 4.3.71, 4.3.72, 4.3.73, 4.3.74, 4.3.75, 4.3.76, 4.3.77, 4.3.78, 4.3.79, 4.3.80, 4.3.81, 4.3.82, 4.3.83, 4.3.84, 4.3.85, 4.3.86, 4.3.87, 4.3.88, 4.3.89, 4.3.90, 4.3.91, 4.3.92, 4.3.93, 4.3.94, 4.3.95, 4.3.96, 4.3.97, 4.3.98, 4.3.99, 4.3.100, 4.3.101, 4.3.102, 4.3.103, 4.3.104, 4.3.105, 4.3.106, 4.3.107, 4.3.108, 4.3.109, 4.3.110, 4.3.111, 4.3.112, 4.3.113, 4.3.114, 4.3.115, 4.3.116, 4.3.117, 4.3.118, 4.3.119, 4.3.120, 4.3.121, 4.3.122, 4.3.123, 4.3.124, 4.3.125, 4.3.126, 4.3.127, 4.3.128, 4.3.129, 4.3.130, 4.3.131, 4.3.132, 4.3.133, 4.3.134, 4.3.135, 4.3.136, 4.3.137, 4.3.138, 4.3.139, 4.3.140, 4.3.141, 4.3.142, 4.3.143, 4.3.144, 4.3.145, 4.3.146, 4.3.147, 4.3.148, 4.3.149, 4.3.150, 4.3.151, 4.3.152, 4.3.153, 4.3.154, 4.3.155, 4.3.156, 4.3.157, 4.3.158, 4.3.159, 4.3.160, 4.3.161, 4.3.162, 4.3.163, 4.3.164, 4.3.165, 4.3.166, 4.3.167, 4.3.168, 4.3.169, 4.3.170, 4.3.171, 4.3.172, 4.3.173, 4.3.174, 4.3.175, 4.3.176, 4.3.177, 4.3.178, 4.3.179, 4.3.180, 4.3.181, 4.3.182, 4.3.183, 4.3.184, 4.3.185, 4.3.186, 4.3.187, 4.3.188, 4.3.189, 4.3.190, 4.3.191, 4.3.192, 4.3.193, 4.3.194, 4.3.195, 4.3.196, 4.3.197, 4.3.198, 4.3.199, 4.3.200, 4.3.201, 4.3.202, 4.3.203, 4.3.204, 4.3.205, 4.3.206, 4.3.207, 4.3.208, 4.3.209, 4.3.210, 4.3.211, 4.3.212, 4.3.213, 4.3.214, 4.3.215, 4.3.216, 4.3.217, 4.3.218, 4.3.219, 4.3.220, 4.3.221, 4.3.222, 4.3.223, 4.3.224, 4.3.225, 4.3.226, 4.3.227, 4.3.228, 4.3.229, 4.3.230, 4.3.231, 4.3.232, 4.3.233, 4.3.234, 4.3.235, 4.3.236, 4.3.237, 4.3.238, 4.3.239, 4.3.240, 4.3.241, 4.3.242, 4.3.243, 4.3.244, 4.3.245, 4.3.246, 4.3.247, 4.3.248, 4.3.249, 4.3.250, 4.3.251, 4.3.252, 4.3.253, 4.3.254, 4.3.255, 4.3.256, 4.3.257, 4.3.258, 4.3.259, 4.3.260, 4.3.261, 4.3.262, 4.3.263, 4.3.264, 4.3.265, 4.3.266, 4.3.267, 4.3.268, 4.3.269, 4.3.270, 4.3.271, 4.3.272, 4.3.273, 4.3.274, 4.3.275, 4.3.276, 4.3.277, 4.3.278, 4.3.279, 4.3.280, 4.3.281, 4.3.282, 4.3.283, 4.3.284, 4.3.285, 4.3.286, 4.3.287, 4.3.288, 4.3.289, 4.3.290, 4.3.291, 4.3.292, 4.3.293, 4.3.294, 4.3.295, 4.3.296, 4.3.297, 4.3.298, 4.3.299, 4.3.300, 4.3.301, 4.3.302, 4.3.303, 4.3.304, 4.3.305, 4.3.306, 4.3.307, 4.3.308, 4.3.309, 4.3.310, 4.3.311, 4.3.312, 4.3.313, 4.3.314, 4.3.315, 4.3.316, 4.3.317, 4.3.318, 4.3.319, 4.3.320, 4.3.321, 4.3.322, 4.3.323, 4.3.324, 4.3.325, 4.3.326, 4.3.327, 4.3.328, 4.3.329, 4.3.330, 4.3.331, 4.3.332, 4.3.333, 4.3.334, 4.3.335, 4.3.336, 4.3.337, 4.3.338, 4.3.339, 4.3.340, 4.3.341, 4.3.342, 4.3.343, 4.3.344, 4.3.345, 4.3.346, 4.3.347, 4.3.348, 4.3.349, 4.3.350, 4.3.351, 4.3.352, 4.3.353, 4.3.354, 4.3.355, 4.3.356, 4.3.357, 4.3.358, 4.3.359, 4.3.360, 4.3.361, 4.3.362, 4.3.363, 4.3.364, 4.3.365, 4.3.366, 4.3.367, 4.3.368, 4.3.369, 4.3.370, 4.3.371, 4.3.372, 4.3.373, 4.3.374, 4.3.375, 4.3.376, 4.3.377, 4.3.378, 4.3.379, 4.3.380, 4.3.381, 4.3.382, 4.3.383, 4.3.384, 4.3.385, 4.3.386, 4.3.387, 4.3.388, 4.3.389, 4.3.390, 4.3.391, 4.3.392, 4.3.393, 4.3.394, 4.3.395, 4.3.396, 4.3.397, 4.3.398, 4.3.399, 4.3.400, 4.3.401, 4.3.402, 4.3.403, 4.3.404, 4.3.405, 4.3.406, 4.3.407, 4.3.408, 4.3.409, 4.3.410, 4.3.411, 4.3.412, 4.3.413, 4.3.414, 4.3.415, 4.3.416, 4.3.417, 4.3.418, 4.3.419, 4.3.420, 4.3.421, 4.3.422, 4.3.423, 4.3.424, 4.3.425, 4.3.426, 4.3.427, 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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: GSL Properties
Application Type: Property Reclassification
Request: PUD, Planned Unit Development to
R-3, Multi-Family Residential District
Project Info: Approximately 23.93 Acres
Case Number: ZN-03-08



8. **ZN-03-08 (33464) OPUS CONDOMINIUMS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GSL PROPERTIES ON BEHALF OF ROUTE 215 INVESTORS, LLC, PROPERTY OWNER, FOR A RECLASSIFICATION OF PROPERTY FROM A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-30-101-007.**

DRAFT

The application was presented by Marc Jordan, Planning Manager who explained the PUD was approved for 431 condominium units and there was a tentative map and final development plan also approved for the site and at the time the condominium map was approved for approximately 18 units per acre; however, that was all under the old 1990 Comprehensive Plan and now the 2006 Comprehensive Plan was in place, which supported multi-family for the site and allowed up to 25 units per acre. Because the request was consistent with the 2006 Comprehensive Plan, Staff was recommending that ZN-03-08 be approved.

Bob Gronauer of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89169 appeared on behalf of the applicant explaining the history of the property. It was previously approved for high density residential and they were now requesting an R-3 zone change, which was still compatible with the land use plan.

Chairman Steve Brown opened the Public Hearing. The following participants came forward:

- **Joe Cano, 3910 Champagne Wood Drive, North Las Vegas 89031** was concerned with the area being over-saturated with multi-family housing and the problems it would bring to the neighborhood.
- **Rod Carnes, 3731 Caribbean Blue Avenue, North Las Vegas, NV 89031** was opposed to higher density and felt it would increase the crime rate and the schools were already overcrowded.
- **Tina Carnes, 3731 Caribbean Blue Avenue, North Las Vegas, NV 89031** had major concerns with multi-family units so close to single-family homes in the area and the schools were already overcrowded and the crime rate would increase. She also felt the increase would cause a drain on current services and facilities.

- **Steven Lauber, 5855 Valley Drive #1068, North Las Vegas, NV 89031** indicated he was the president of the condo association and was opposed to the application. He felt a change to 25 units per acre would allow over 600 units on the site and realized that was not the plan, but it could change in the future and there were already too many high density developments in the area. There was already a high rate of crime, which the police could not handle, and that would only be increased by more high density development.
- **Bret Shugart, 3714 Caribbean Blue Avenue, North Las Vegas, NV 89031** felt the schools would be impacted and they were already overcrowded. The area already had a high crime rate which would be increased.
- **Bob Mersereau, 4836 Crystal Sword, North Las Vegas, NV 89031** agreed with all previous comments and added it would also put a drain on the sewer and water supply.
- **Michelle Gey, 6037 Harvest Dance Street, North Las Vegas, NV 89031** was opposed to the application and indicated she was concerned about her property be devalued.
- **Alicia Gey, 6037 Harvest Dance Street, North Las Vegas, NV 89031** questioned why so many people should be crammed in a small area and indicated it was inhumane. She suggested keeping the area single family to prevent the overcrowding and keep the crime rate down.
- **Ken Klosterman, 6127 Sage Hills Place, North Las Vegas, NV 89031** was opposed to the application due to the overcrowding of schools and increased crime.
- **Jonathan Parrish, 3730 Caribbean blue, North Las Vegas, NV 89031** agreed with previous comments and was opposed to the application.
- **Gene Rose, 6027 Orca Lilly Street, North Las Vegas, NV 89031** was opposed to the application. He was concerned the current utilities could not handle the volume of people, the schools were overcrowded and the property values would decrease.
- **Marline Dobbins, 3917 Ricebird Way, North Las Vegas, NV 89084** agreed with previous comments and felt the crime rate would increase.

Commissioner Jo Cato asked the applicant if a neighborhood meeting had been held to get input from the residents.

Mr. Gronauer responded a neighborhood meeting was not held and was not required. The property was already zoned for multi-family. He explained the property was approximately 25 acres and was currently master planned for multi-family, up to 25 dwelling units per acre, which meant they could request an R-3 zone change which was conforming to the land use plan and that was the reason for the recommendation of approval by Staff. He gave some history of the developments in the area and explained, since the approval of the zoning of the property, there have been subsequent changes to the land use plan and the zoning in the area and all along, the residents have been a part of the process through notification or through the land use process itself. Mr. Gronauer explained the project meets and exceeds the open space and access requirements as those requirements were stipulated in the PUD approval. Mr. Gronauer explained they were requesting an R-3 zone change, which conforms to the land use plan that was adopted by the City and there was a tentative map already approved for over 300 units of attached multi-family and nothing would be changing with respect to a multi-family development on the parcel. He pointed out the reason for the change was that Valley Drive was originally planned to have an overpass at the 215 Beltway, but with the development of Aliante and the other developments in the area, the overpass was removed. When the overpass was planned, it made it suitable for the property to be community commercial because there was north/south access but that has now changed and the property was no longer suitable for commercial.

Commissioner Ned Thomas clarified if the application was approved, the PUD would be eliminated and the PUD conditions would be eliminated.

Mr. Jordan responded that was correct.

Commissioner Thomas indicated the neighbors' concerns were that the PUD limited the project to 18 units per acre and the current proposal allowed up to 25 units per acre, which was a difference of approximately 169 units and the removal of the conditions in the PUD would allow apartments to be built on the site.

Commissioner Harry Shull stated a number of the single family projects had been inundated with investors who were purchasing homes as rentals and felt one advantage of an apartment project was that it was owned by a corporation who was more apt to take care of the project than a single investor who purchased a home as a rental. Commissioner Shull felt it would be difficult to get a density of 25 units per acre, but realized it would probably be higher than 18 units per acre.

Mr. Gronauer indicated since the tentative map was still valid, if they were to make a change, they would have to come back through the system with a site plan review.

Chairman Brown asked Staff if the approved tentative map was part of the PUD.

Mr. Jordan responded it was part of the PUD. They were approved for 431 condominium units and, as a result, they must provide a tentative map to be able to do that and it was approved and was still valid. They were changing the zoning from PUD to R-3, but the tentative map was still in place. The applicant could still follow through with the tentative map and develop the site as already approved, but it would have a different zoning designation on it or they could come back through the process with a new site plan review and propose something that would be higher in density.

Commissioner Jo Cato stated she supported the application for the PUD in 2005 because it was a for-sale product and was concerned about it being changed so that it might be a rental project.

Chairman Brown asked Staff why they were recommending approval and if the density was taken into account.

Mr. Jordan explained when the Comprehensive Plan was updated, the property in North Las Vegas was analyzed and through that update, it was decided to consolidate some of the residential designations versus having several that were under the 1999 Comprehensive Plan, which would range anywhere from two up to 50 when high density was considered. The proposed area was thought out as part of the Comprehensive Plan update, which supported 25 units per acre, so when a rezoning application was submitted, the Comprehensive Plan was used to determine what use was allowed.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Commissioner Shull

SECOND: Vice-Chairman Trivedi

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Shull and Thomas

NAYS: Commissioners Leavitt and Cato

ABSTAIN: None

There was a break in proceedings at 7:38 p.m.

The meeting reconvened at 7:52 p.m.

Item No. 10 was heard next

KUMMER**KAEMPFER****KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO****ATTORNEYS AT LAW**

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February 19, 2008

27

VIA FACSIMILE
649-3846Ms. Karen Storms
City Clerk
City of North Las Vegas
2200 Civic Center Drive
No. Las Vegas, NV 89030**Re: Ord. No. 2422 (ZN-03-08)**
Centennial & Losee Project
North Las Vegas City Council (Item #27)

Dear Ms. Storms:

This office represents the applicant in the above-referenced matter. We respectfully request this matter be held from the presently scheduled City Council hearing of February 20, 2008 until **March 19, 2008**. The additional time is needed to hold another neighborhood meeting.

Thank you for your consideration.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO

Bob Gronauer/mlt

Robert J. Gronauer

RJG/mlt

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