

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

February 13, 2008

*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: 6:07 P.M., Council Chambers, North Las Vegas City Hall, 2200 Civic Center Drive

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

STAFF PRESENT: Frank Fiori, Acting Planning & Zoning Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Mary Aldava, Senior Planner
Nick Vaskov, Deputy City Attorney II
Bethany Sanchez, Deputy City Attorney II
Jennifer Doody, Development & Flood Control
Eric Hawkins, Public Works
Vidya Medisetty, Public Works
Janice Carr, Fire Department
Jose Rodriguez, Police Department
Ernie Buo, Utilities Department
Jo Ann Lawrence, Recording Secretary

WELCOME: Chairman Steve Brown

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Commissioner Jo Cato

MINUTES

• **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING
OF JANUARY 9, 2008**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Trivedi

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

NAYS: None

ABSTAIN: None

• **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING
OF JANUARY 23, 2008**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Trivedi

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston

NAYS: None

ABSTAIN: Commissioner Cato

Item No. 21 was heard next.

NEW BUSINESS

1. **VN-02-08 (33740) CITIBANK ALIANTE MARKETPLACE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CITIBANK ALIANTE MARKET PLACE ON BEHALF OF AMERICAN NEVADA COMPANY, PROPERTY OWNER, FOR A VARIANCE IN AN MPC/C-2, MASTER PLAN COMMUNITY/GENERAL COMMERCIAL DISTRICT TO ALLOW A 15-FOOT 10-INCH SETBACK WHERE A 20-FOOT SETBACK IS THE MINIMUM REQUIRED FOR A PROPOSED CANOPY. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF ALIANTE PARKWAY AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBER IS 124-20-612-009.**

The application was presented by Marc Jordan, Planning Manager who explained the applicant indicated the purpose of the canopy was to help shade the ATM machine for the customers' use. In reviewing the application, one of the things considered by Staff was that there be something exceptional about the property that would warrant the granting of a variance. The property, itself, does not contain anything that would warrant the requested variance; therefore, under the requirements in the zoning ordinance and in Nevada Revised Statutes (NRS), Staff was recommending that VN-02-08 be denied. Should the Commission determine approval was warranted, the following conditions were recommended:

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 canopy shall be in accordance with the site plan submitted herein and shall maintain a minimum 15 foot building front setback. All other setbacks shall be in accordance with the C-2, Commercial Development Standards and Design Guidelines.

Kelly Thompson with WM Architects, 5478 Carlton Drive #3, Sacramento, CA 95819 appeared on behalf of the applicant indicating the canopy was necessary as the ATM Machine was already installed and it was difficult for customers to see the screen when the sun was shining on it, without getting out of their vehicle, which was not safe. Also, during the summer months the heat caused the machine to be almost unusable as the machine was too hot to touch. The proposed canopy would match other canopies currently on the building. Ms. Thompson indicated, if the variance was granted, WM Architects and Citibank would agree to the, if approved, conditions recommended by Staff.

Chairman Steve Brown opened the Public Hearing. There was no public participation.

Chairman Brown closed the Public Hearing.

Commissioner Jo Cato asked the applicant if the canopy was for the ATM machine only, or if they were trying to enhance the entire southern side of the building. Ms. Thompson explained the canopy was mainly to shield the ATM machine, but it would tie that side of the building to the rest of the building.

Commissioner Dilip Trivedi asked if it was possible to relocate the canopy to the short side of the building so it would not encroach into the setback. Ms. Thompson responded it was considered to make the canopy four feet, but it would not shield the ATM machine properly. She explained that normally for a drive-thru, there was a minimum stacking requirement for vehicles and it was not possible to move the machine to the short side of the building, as there were existing windows and a door in that location. Commissioner Trivedi suggested the application be continued to allow the applicant to explore other options.

Commissioner Jay Aston asked what type of material the canopy was made from. Ms. Thompson responded it was metal. Commissioner Aston asked where the closest pedestrian traffic was, other than those coming up to the ATM machine. Ms. Thompson pointed out the ATM was strictly for drive-thru customers. Commissioner Aston indicated he did not have any issues with the canopy.

Commissioner Cato also indicated she had no issues with the canopy.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

AYES: Chairman Brown, Commissioners Leavitt, Aston and Cato

NAYS: Vice-Chairman Trivedi

ABSTAIN: None

2. UN-01-08 (33070) MARCELLO MARKETPLACE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MONEYTREE INC. ON BEHALF OF CLARK COUNTY DEPARTMENT OF AVIATION & MARCELLO AIRPORT CENTER, LLC LEASE, PROPERTY OWNERS, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT TO ALLOW A DEFERRED DEPOSIT LOAN ESTABLISHMENT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF RANCHO DRIVE AND CAREY AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-18-411-002.

The application was presented by Marc Jordan, Planning Manager who explained the applicant was proposing to locate the facility within the new building that was a little more than 3,000 square feet in size; therefore, met the minimum of 1500 square foot of area that North Las Vegas required. In addition, the applicant also demonstrated they complied with North Las Vegas requirements that the facility not be located within 1,000 feet of another like facility, which was under the old rules, as the application was filed prior to City Council amending the zoning ordinance, and also indicated they meet the separation requirements of 200 feet from a developed residential district. However, because the property was on the border of the City with City of Las Vegas jurisdiction across Rancho Drive, Staff was required to send the use permit to the City of Las Vegas for their review and comment, under the requirements for projects of regional significance. As a result, a letter was received from the City of Las Vegas indicating that under their rules, there was a 200 foot separation from property line to property line, even for property that was approved for residential. The property located across Rancho Drive, in the City of Las Vegas, had an existing Resolution of Intent that was still valid, for residential development; therefore, the City of Las Vegas was requesting the application be denied. As a result, Staff was recommending that UN-01-08 be denied. Should the Commission determine approval was warranted, the following conditions were recommended:

1. Unless expressly authorized through a variance, waiver or another method, this development shall comply with all applicable codes and ordinances.
2. No building permits shall be issued until a revised site plan has been reviewed and approved by the Planning Commission.
3. This use permit shall comply with all appropriate conditions of approval for the appropriate site plan review.
4. The property shall have extra security cameras.
5. A poly-carbonate glazed partition shall separate the employees from the customers.

6. Exterior doors shall be pre-wired with contact plates for an alarm system.
7. There shall be a robbery alarm installed that can be inconspicuously triggered by any employee.
8. The tenant improvement plans shall be routed to the Police Department for review and approval prior to the issuance of any building permit.

Jennifer Roberts and Trevor Hayes, Lionel Sawyer & Collins, 300 South Fourth Street, Las Vegas, NV 89101 appeared on behalf of the applicant. Ms. Roberts indicated the proposed location not only conformed with the distance requirements of the previous code, it also conformed with the distance requirements of current Code, so there was no other deferred deposit business within 2500 feet and under North Las Vegas minimum standards, was not under 500 foot to the nearest residential. As noted by Staff, the City of Las Vegas recommended denial because of the location of the property across Rancho Drive. The property was undeveloped but was zoned residential under a Resolution of Intent that was set to expire. Using North Las Vegas standards, the property would be well over 200 feet away and the use would be located within a large commercial area and it was felt the use was appropriate. It was surrounded by other commercial uses and met current and previous code requirements. Money Tree was a good corporate citizen and had been in the Las Vegas area since 1999. Ms. Roberts indicated she concurred with Staff recommended conditions and asked for the Commission's approval.

Chairman Steve Brown opened the Public Hearing. There was no public participation.

Chairman Brown closed the Public Hearing.

Commissioner Jay Aston indicated he was not a fan of check cashing facilities, but the use was within the guidelines of the Code and was surrounded by C-2, C-3 and M-2 uses. Rancho Drive was a wide buffer to any residential and he did not feel residential would go in within the six months before the resolution of intent expired in the City of Las Vegas; therefore, was in support of the application.

Commissioner Dean Leavitt agreed with comments made by Commissioner Aston and asked the applicant if it was known that a customer was using stolen checks to get a loan, if they would notify the authorities. Mr. Hayes responded he felt the employees of Moneytree would cooperate with law enforcement in a situation of that type and indicated they followed strict standards.

Commissioner Dilip Trivedi asked the applicant if they knew when the Resolution of Intent with the City of Las Vegas would expire. Ms. Roberts responded the resolution would expire June 18, 2008 and there was one more extension available. Commissioner Trivedi also felt Rancho Drive served as an adequate buffer.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;
FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

3. **UN-13-08 (33743) STORAGE ONE AT ROME/SAN MATEO (PUBLIC HEARING). AN APPLICATION SUBMITTED BY STORAGE ONE ON BEHALF OF ROME MINI STORAGE PARTNERS, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT TO ALLOW U-HAUL RENTAL VEHICLES IN CONJUNCTION WITH AN EXISTING MINI-STORAGE FACILITY. THE PROPERTY IS LOCATED AT 4475 WEST ROME BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 124-19-401-015.**

The application was presented by Marc Jordan, Planning Manager who explained the applicant proposed to maintain five U-Haul vehicles on the site for rental purposes and indicated there was an overage of parking spaces. Staff was recommending that UN-13-08 be 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. Rental vehicles shall be located in the designated parking spaces at the southwest corner of the property at all times.
3. No rental vehicles shall be located north of the ingress/egress gates along Rome Boulevard.
4. All areas designed for vehicle storage shall be screened from view by masonry walls and approved landscape screens from the street and adjacent properties.

Bob Genzer, Genzer Consulting, 9612 Hawksbill Court, Las Vegas, NV 89117 appeared on behalf of the applicant indicating he concurred with Staff recommendation.

Chairman Steve Brown opened the Public Hearing. There was no public participation.

Chairman Brown closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

4. UN-15-08 (33761) COLLISION PROS AUTOBODY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JERRY SIMICICH ON BEHALF OF POOL INVESTORS GROUP LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW AN AUTOMOBILE REPAIR FACILITY. THE PROPERTY IS LOCATED AT 1280 ROCK PEBBLE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-11-110-003.

The application was presented by Marc Jordan, Planning Manager who explained according to the Building Department and the Fire Department, the building was not rated for an auto repair facility as there were no sprinklers and recommended that UN-15-08 be denied. Should the Commission determine approval was warranted, Condition No. 3 would be read into the record to be added to the following recommended 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. An automatic fire sprinkler system shall be installed throughout all buildings having a Group S occupancy.

There was one letter received regarding concerns about the parking. There was also an ordinance requirement that all vehicles awaiting repairs be screened from view.

Jerry Simicich, 1765 Shatz Street, Las Vegas, NV 89156 and David Tanner, Building Manager, 825 Vincent Way, Las Vegas, NV 89145 appeared on behalf of the applicant. Mr. Simicich indicated most repairs were done for insurance companies.

Chairman Steve Brown asked the applicant if he was willing to sprinkler the building.

Mr. Simicich indicated there was a problem and explained the problems they were having with the building code requirement. They had a chemical fire system for the paint booth, but were required to change the building to comply with the Fire Department recommendation and add sprinklers.

Chairman Brown asked if the parking was screened from view.

Mr. Simicich responded the parking was currently screened from view and all repairs were done inside the building.

Janice Carr of the Fire Department indicated sprinklers were required. She explained any occupancy that was classified as "S" was required to have sprinklers over the entire area.

Mr. Davidson, who was the manager of the building, indicated he would be willing to sprinkle the building if the use was approved.

Commissioner Trivedi asked why Building Code issues were being discussed. Mr. Jordan explained they were being discussed because the fire sprinkler issue was brought up as a concern by the Building Department, as it was a life safety issue and the use was not compatible with the building.

Mr. Jordan read Condition No. 3 into the record: "Vehicles awaiting repair are not allowed to be stored in front of the building. Furthermore, all vehicles awaiting repair shall be screened in accordance with Title 17 requirements.

Mr. Simicich agreed with the additional condition read into the record.

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

3. VEHICLES AWAITING REPAIR ARE NOT ALLOWED TO BE STORED IN FRONT OF THE BUILDING. FURTHERMORE, ALL VEHICLES AWAITING REPAIR SHALL BE SCREENED IN ACCORDANCE WITH TITLE 17 REQUIREMENTS.

MOTION: Commissioner Aston

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

5. **VN-03-08 (33750) G & M RETAIL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY G & M DEVELOPMENT INC., PROPERTY OWNER, FOR A VARIANCE IN A C-2, GENERAL COMMERCIAL DISTRICT TO ALLOW A TEN (10) FOOT BUILDING SETBACK WHERE A 20 FOOT BUILDING SETBACK IS THE MINIMUM REQUIRED. THE PROPERTY IS LOCATED AT 2440 NORTH LAS VEGAS BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-14-801-005.**

The application was presented by Marc Jordan, Planning Manager who explained the applicant had previously received approval, which had expired, and was requesting the same variance. Staff was recommending approval of VN-03-08 subject to the following conditions:

1. That, unless expressly authorized through the variance, waiver or another method, this development shall comply with all applicable codes and ordinances; and
2. That, if SPR-03-08 is approved, this development shall comply with all applicable conditions thereof. If SPR-03-08 is not approved, this item shall be considered null and void; and
3. That all new construction be allowed to have a minimum setback of ten feet (10.00') from the Carroll Street and Carey Avenue rights-of-way.

Mr. Jordan reminded the Commission, if the application was approved, it would go to the Redevelopment Agency for final consideration.

Glen Portier, 1750 Kip Court, Las Vegas, NV 89115 appeared on behalf of the applicant indicating he concurred with Staff recommendation.

Chairman Steve Brown opened the Public Hearing. There was no public participation.

Chairman Brown closed the Public Hearing.

**ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;
FORWARDED TO THE REDEVELOPMENT AGENCY FOR FINAL
CONSIDERATION**

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

6. SPR-03-08 (33748) G & M RETAIL. AN APPLICATION SUBMITTED BY G & M DEVELOPMENT INC., PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-2, GENERAL COMMERCIAL DISTRICT FOR A WAIVER TO ALLOW 15 FEET OF PERIMETER LANDSCAPING WHERE 20 FEET OF PERIMETER LANDSCAPING IS THE MINIMUM REQUIRED. THE PROPERTY IS LOCATED AT 2440 NORTH LAS VEGAS BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-14-801-005.

The application was presented by Marc Jordan, Planning Manager who explained the requested waiver was previously approved and Staff was recommending approval of SPR-03-08 with the deletion of Condition Nos. 26 and 35 and Condition No. 4 amended to read: "The demolition of the existing auto service building shall be completed prior to any building inspection for either of the two new buildings." The original recommended conditions are as follows:

1. That, unless expressly authorized through the variance, waiver or another method, this development shall comply with all applicable codes and ordinances.
2. If VN-03-08 is not approved, this application shall be considered null and void. If VN-03-08 is approved, then the development of this site shall comply with all conditions of approval.
3. That all conditions of UN-51-02 be satisfied prior to the issuance of any construction permits, or compliance must be illustrated on the proposed building permit plans. All conditions of approval must be satisfied prior to the issuance of a certificate of occupancy for either of the two new buildings.
4. The demolition of the existing auto service building shall be completed prior to the issuance of any building permits for new construction.
5. The development of this site shall be in compliance with the Commercial Development Standards and Design Guidelines, unless otherwise waived or specified herein.
6. Wheel-stops shall be identified on the civil plans and architectural drawings, and provided, for all parking spaces that abut a building or "hardscaped" area or pedestrian access path.
7. A minimum 15 feet of landscaping shall be provided along Las Vegas Boulevard and a minimum 10 feet shall be provided along Carey Avenue and Carroll Street. The required landscape areas shall not include any portions of right-of-way and sidewalks may be included within the landscape areas.

8. Along the North Las Vegas Boulevard frontage of the property, the installation of Phoenix Dactylifera (Date Palms) or Phoenix Canariensis (Canary Island Date Palms) with a height of 10 - 12 brown-trunk-feet shall be provided. The palm trees shall be spaced a maximum of every 30 feet on-center along the North Las Vegas Boulevard perimeter of the site. Said palm trees shall be considered in-lieu of the required 24" box trees for this area. All other landscape materials shall be provided in accordance with code requirements.
9. In-lieu of a three-foot landscape berm, a three-foot-tall decorative block wall shall be provided at the rear of the perimeter landscape areas where required.
10. Foundation landscaping shall be waived for all new buildings.
11. The sidewalks required along Carroll Street and Carey Avenue shall be located adjacent to the rear walls (facing the streets) of the new commercial buildings and shall be a minimum six feet (6.00') in width. All sidewalks and access ramps shall be ADA-compliant and shall connect with typical back-of-curb sidewalks beyond the limits of the buildings. The nine-foot (9.00') area between the back-of-curb and the sidewalk shall be landscaped in accordance with the requirements set forth in the Zoning Ordinance.
12. A building permit shall be reviewed, approved and issued to remodel the exterior of the existing tavern. The remodeled elevations shall match those of the proposed new commercial buildings. The building permit for the tavern shall be issued prior to, or in conjunction with, the issuance of a building permit for the new commercial buildings.
13. No certificate of occupancy for either of the new buildings shall be issued until the exterior remodel of the existing tavern is complete.
14. All new and existing signage shall be in compliance with the requirements set forth in the Zoning Ordinance.
15. The area to the north of the driveway on Carroll Street shall be landscaped in accordance with the requirements set forth in the Zoning Ordinance. If necessary, written permission from the appropriate owner(s) shall be obtained. The improvements shall be properly indicated on all applicable improvement plans, including but not limited to, civil improvement plans, architectural site plans, landscape and irrigation plans.
16. Exterior roof ladders are prohibited. All access to the roofs shall be from within the buildings.

17. Exterior downspouts and/or scuppers are prohibited. Downspouts shall be concealed within the buildings or within a pop-out feature.
18. All roof-mounted mechanical equipment is required to be screened by a parapet wall.
19. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
20. Approval of a drainage study is required prior to submittal of the civil improvement plans.
21. Nevada Department of Transportation concurrence with the results of the traffic study is required prior to approval of the civil improvement plans.
22. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in the *North Las Vegas Municipal Code 17.24.130*. Conformance may require modifications to the site.
23. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
24. The property owner is required to grant a roadway easement for commercial driveway(s).
25. All existing driveways on the site, that are not to be utilized and reconstructed to meet code requirements, shall be replaced with "L" curb & gutter, and sidewalk.
26. A shared parking agreement is required to be submitted for the northern portion of the property.
27. The applicant shall submit a traffic study update for review and approval.
28. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Las Vegas Boulevard North.
29. All off-site improvements must be completed prior to final inspection of the first building.

30. 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.
31. 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.
32. Dedication of the following right-of-way is required:
 1. spandrel at Carey Avenue & Las Vegas Boulevard North
33. A revocable encroachment permit for landscaping within the public right of way is required.
34. Will need to provide a replacement legal description and drawing to Real Property Services to re-record VAC-12-06; portion of spandrel was omitted in error.
35. Demolition of any existing buildings within right of way must be complete prior to civil plan approval.

Glen Portier, 1750 Kip Court, Las Vegas, NV 89115 appeared on behalf of the applicant indicating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NOS. 26 AND 35 AND CONDITION NO. 4 AMENDED TO READ:

4. THE DEMOLITION OF THE EXISTING AUTO SERVICE BUILDING SHALL BE COMPLETED PRIOR TO ANY BUILDING INSPECTION FOR EITHER OF THE TWO NEW BUILDINGS.

FORWARDED TO THE REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

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

Mr. Jordan reminded the Commission that the application would go forward to the Redevelopment Agency for final consideration.

7. **AMP-03-08 (33778) N5 COMMERCIAL CENTER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CELEBRATE PROPERTIES, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF SINGLE-FAMILY MEDIUM (UP TO 13 DU/AC) TO NEIGHBORHOOD COMMERCIAL. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF NORTH 5TH STREET AND ALEXANDER ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-10-501-009.**

The application was presented by Mary Aldava, Senior Planner who indicated Staff was recommending approval of AMP-03-08

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

Chairman Steve Brown opened the Public Hearing. There was no public participation.

Chairman Brown closed the Public Hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

8. **ZN-07-08 (33782) N5 COMMERCIAL CENTER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CELEBRATE PROPERTIES, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN M-2, GENERAL INDUSTRIAL DISTRICT TO A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF NORTH 5TH STREET AND ALEXANDER ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-10-501-009.**

The application was presented by Mary Aldava, Senior Planner who indicated Staff was recommending approval of ZN-07-08.

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

Chairman Steve Brown opened the Public Hearing. There was no public participation.

Chairman Brown closed the Public Hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

IT WAS RECOMMENDED TO TABLE THE REMAINING ITEMS ON THE AGENDA TO THE FEBRUARY 27, 2008 PLANNING COMMISSION MEETING DUE TO THE POWER OUTAGE.

ACTION: TABLE REMAINDER OF AGENDA, ITEM NOS. 9 THROUGH 20, TO THE FEBRUARY 27, 2008 PLANNING COMMISSION MEETING

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

9. **UN-17-08 (33783) N5 COMMERCIAL CENTER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CELEBRATE PROPERTIES LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT (PROPOSED C-1, NEIGHBORHOOD COMMERCIAL DISTRICT) TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF NORTH 5TH STREET AND ALEXANDER ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-10-501-009.**

ACTION: TABLED TO FEBRUARY 27, 2008

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

10. **UN-18-08 (33784) N5 COMMERCIAL CENTER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CELEBRATE PROPERTIES, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT (PROPOSED C-1, NEIGHBORHOOD COMMERCIAL DISTRICT) TO ALLOW AN AUTOMOBILE WASHING ESTABLISHMENT (DRIVE-THROUGH). THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER NORTH 5TH STREET AND ALEXANDER ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-10-501-009.**

ACTION: TABLED TO FEBRUARY 27, 2008

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

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

11. **UN-19-08 (33785) N5 COMMERCIAL CENTER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CELEBRATE PROPERTIES, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT (PROPOSED C-1, NEIGHBORHOOD COMMERCIAL DISTRICT) TO ALLOW A CONVENIENCE FOOD RESTAURANT. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF NORTH 5TH STREET AND ALEXANDER ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-10-501-009.**

ACTION: TABLED TO FEBRUARY 27, 2008

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

12. **UN-14-08 (33744) STORAGE ONE AT CHEYENNE POINT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY STORAGE ONE ON BEHALF OF CHEYENNE MINI STORAGE PARTNERS, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT TO ALLOW U-HAUL RENTAL VEHICLES IN CONJUNCTION WITH AN EXISTING MINI-STORAGE FACILITY. THE PROPERTY IS LOCATED AT 2435 EAST CHEYENNE AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-14-515-005 AND 139-14-515-006.**

ACTION: TABLED TO FEBRUARY 27, 2008

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

13. **ZOA-01-08 (33772) CNLV (PUBLIC HEARING). AN ORDINANCE AMENDMENT INITIATED BY THE CITY OF NORTH LAS VEGAS TO AMEND TITLE 17 (SECTION 17.20.040, 17.20.60, AND 17.24.215) TO CHANGE THE MINIMUM LOT AREA FOR HOMES WITHIN THE R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT; TO ALLOW SINGLE-FAMILY HOMES AND CHANGE THE MINIMUM LOT AREA FOR HOMES WITHIN THE R-2, TWO-FAMILY RESIDENTIAL DISTRICT; AND TO APPLY AND AMEND THE SMALL LOT-DESIGN STANDARDS FOR SMALL-LOT HOMES WITHIN THE R-1 AND R-2 DISTRICTS USING THE RESIDENTIAL DESIGN INCENTIVE SYSTEM AND PROVIDE FOR OTHER MATTERS PROPERLY RELATED THERETO.**

ACTION: TABLED TO FEBRUARY 27, 2008

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

14. **ZOA-02-08 (33774) CNLV (PUBLIC HEARING). AN ORDINANCE AMENDMENT INITIATED BY THE CITY OF NORTH LAS VEGAS TO AMEND TITLE 17 BY ADDING SECTION 17.24.225 IMPLEMENTING THE CRITERIA FOR DEVELOPMENTS USING THE RESIDENTIAL DESIGN INCENTIVE SYSTEM AND PROVIDE FOR OTHER MATTERS PROPERLY RELATED THERETO.**

ACTION: TABLED TO FEBRUARY 27, 2008

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

15. **ZOA-03-08 (33775) CNLV (PUBLIC HEARING). AN ORDINANCE INITIATED BY THE CITY OF NORTH LAS VEGAS TO AMEND TITLE 17 BY ADDING SECTION 17.28.067 IMPLEMENTING APPLICATION AND REVIEW PROCEDURES FOR DEVELOPMENTS USING THE RESIDENTIAL DESIGN INCENTIVE SYSTEM AND PROVIDE FOR OTHER MATTERS PROPERLY RELATED THERETO.**

ACTION: TABLED TO FEBRUARY 27, 2008

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

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

16. **ZOA-04-08 (34150) CNLV (PUBLIC HEARING). AN ORDINANCE AMENDMENT INITIATED BY THE CITY OF NORTH LAS VEGAS TO AMEND TITLE 17 (SECTIONS 17.12.020, 17.20.100, 17.20.110, 17.20.120, 17.20.140, 17.20.230, AND 17.28.050) AND ADD SECTION 17.24.105 REGARDING DEFINITIONS, TERMINOLOGY: AND PROCEDURES FOR BOTH "ON-SALE" AND OFF-SALE LIQUOR USES AND PROVIDE FOR OTHER MATTERS PROPERLY RELATED THERETO.**

ACTION: TABLED TO FEBRUARY 27, 2008

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

17. **T-1311 (33434) THE COVE. AN APPLICATION SUBMITTED BY ROCKPORT CONSTRUCTION, ON BEHALF OF WRM ENTERPRISES LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW A 12-LOT RESIDENTIAL SUBDIVISION. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF WASHBURN ROAD AND CONWAY STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-34-701-007.**

ACTION: TABLED TO FEBRUARY 27, 2008

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

18. **T-1228 (33673) LA MADRE GOLDFIELD II. AN APPLICATION SUBMITTED BY POLO HOMES ON BEHALF OF FNF FAMILY TRUST, N. LAS VEGAS II, LLC, AND SERENE INVESTMENTS, PROPERTY OWNERS, FOR APPROVAL OF AN EXTENSION OF TIME OF A PREVIOUSLY APPROVED TENTATIVE MAP IN AN R-1, SINGLE FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF VERDE WAY AND GOLDFIELD STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-34-803-003 THROUGH 124-34-803-006.**

ACTION: TABLED TO FEBRUARY 27, 2008

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

OLD BUSINESS

19. **AMP-01-08 (33145) ANN/CLAYTON (PUBLIC HEARING). AN APPLICATION SUBMITTED BY HIGHPOINT SPRINGS REALTY ON BEHALF OF ANN COLEMAN, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF SINGLE-FAMILY LOW (UP TO 6 DU/AC) AND COMMUNITY COMMERCIAL TO MULTI-FAMILY (UP TO 25 DU/AC). THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF ANN ROAD AND COLEMAN STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-29-802-005, 124-29-802-006 AND 124-29-802-011. (CONTINUED JANUARY 9, 2008)**

ACTION: TABLED TO FEBRUARY 27, 2008

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

20. **ZN-01-08 (33237) ANN/CLAYTON (PUBLIC HEARING). AN APPLICATION SUBMITTED BY HIGHPOINT SPRINGS REALTY ON BEHALF OF ANN COLEMAN LLC, PROPERTY OWNER, FOR A RECLASSIFICATION OF PROPERTY FROM A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF ANN ROAD AND COLEMAN STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-29-802-005, 124-29-802-006 AND 124-29-802-011. (CONTINUED JANUARY 9, 2008)**

ACTION: TABLED TO FEBRUARY 27, 2008

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

21. **VAC-01-08 (33609) WATER AVENUE VACATION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ALCO LANDSCAPE AND C&D CONSTRUCTION ON BEHALF OF FERNANDO ARRIAGA, PROPERTY OWNER, TO VACATE WATER AVENUE, COMMENCING AT STOCKER STREET AND PROCEEDING WEST APPROXIMATELY 345 FEET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-22-811-005 AND 139-22-811-029. (CONTINUED JANUARY 23, 2008)**

it was requested by the applicant to continue VAC-01-08 to February 27, 2008.

Chairman Steve Brown opened the Public Hearing. There was no public participation.

Chairman Brown indicated the Public Hearing would remain open.

ACTION: CONTINUED TO FEBRUARY 27, 2008

MOTION: Commissioner Leavitt

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

Item No. 1 was heard next.

PUBLIC FORUM

There was no Public Forum held due to power outage.

DIRECTOR'S BUSINESS

There was no report.

CHAIRMAN'S BUSINESS

There was no report

ADJOURNMENT

The meeting adjourned at 6:54 p.m.

APPROVED: March 12, 2008

/s/ Steve Brown
Steve Brown, Chairman

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