

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

September 12, 2007

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

**BRIEFING:** 5:33 P.M., Conference Room, North Las Vegas City Hall, 2200 Civic Center Drive

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

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

**STAFF PRESENT:** Marc Jordan, Planning Manager  
Robert Eastman, Principal Planner  
Toni Ellis, Planner  
Nick Vaskov, Deputy City Attorney II  
Bethany Sanchez, Deputy City Attorney II  
Randy Cagle, PW, Real Property Services Manager  
Eric Hawkins, Public Works  
Mike Steele, Fire Department  
Jose Rodriguez, Police Department  
Xiaohui Yu, Utilities Department  
Jo Ann Lawrence, Recording Secretary

**WELCOME:** Chairman Steve Brown

**VERIFICATION:** Jo Ann Lawrence, Recording Secretary

**PLEDGE OF ALLEGIANCE:** Commissioner Dilip Trivedi

**MINUTES**

- **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING OF AUGUST 8, 2007.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: Commissioners Cato and Shull

**NEW BUSINESS**

1. **AMP-10-07 (31960) NORTH 5<sup>TH</sup>/VERDE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY POLO HOMES ON BEHALF OF N LAS VEGAS II LLC, FNF FAMILY TRUST ETAL, SERENE INVESTMENTS AND CAK LP, PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT TO CHANGE THE CURRENT DESIGNATION OF SINGLE-FAMILY LOW (UP TO 6 DU/AC) TO MULTI-FAMILY (UP TO 25 DU/AC). THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF NORTH 5TH STREET AND VERDE WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 124-34-803-003,124-34-803-004,124-34-803-005,124-34-803-006 AND 124-34-803-007.**

It was requested by the applicant to continue AMP-10-07 to the October 10, 2007 Planning Commission meeting.

Chairman Steve Brown opened the Public Hearing. Cards were turned in for the following persons who did not speak on the item:

- Daniel Thompson, 105 East Verde Way, North Las Vegas, NV 89031
- Joyce Thomas, 5 East Verde Way, North Las Vegas, NV 89031
- Werner K. Hellmer, 70 West La Madre Way, North Las Vegas, NV 89031
- Jason Thiriot, 708 Barite Canyon Drive, North Las Vegas, NV 89081
- Phil Shellhorn, 4828 Captain McCall Court, North Las Vegas, NV 89031
- Joe Dabrowski, 616 Barite Canyon Drive, North Las Vegas, NV 89081

Chairman Brown indicated the Public Hearing would remain open.

ACTION: CONTINUED TO OCTOBER 10, 2007

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

**Item No. 7 was heard next.**

**2. UN-90-07 (31930) CENTENNIAL VILLAGE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF CENTENNIAL VILLAGE LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE SERVICE FACILITY. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-24-414-001.**

The application was presented by Marc Jordan, Planning Manager who explained the facility would be located toward the rear of one of the buildings proposed for the site. The site was approved as part of a site plan review that had previously been before the Commission. The applicant was not proposing to change any elevations, other than adding the roll-up doors on the back side of the building and would be complying with the parking requirements. Staff was recommending approval of UN-90-07 subject to the following conditions:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. Approval of this application shall be in compliance with all conditions of SPR-55-05.
3. The applicant shall submit a traffic study update for review and approval.
4. The applicant must abide by all conditions of the approved traffic study.
5. 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.
6. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
7. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.

**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 SUBJECT TO STAFF RECOMMENDED CONDITIONS

**MOTION:** Commissioner Leavitt

**SECOND:** Commissioner Shull

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

**NAYS:** None

**ABSTAIN:** None

3. **UN-91-07 (31935) I-15 WIDENING US 95 TO CRAIG (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NORTH CORRIDOR CONSTRUCTORS PAVING JOINT VENTURE A CH2MHILL LAS VEGAS ON BEHALF OF TML MENDENHALL LIMITED PARTNERSHIP, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW FIVE (5) TEMPORARY OFFICE BUILDINGS AND ROCK CRUSHING. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF LAMB BOULEVARD AND SMILEY ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 123-31-702-001 AND 123-31-703-001.**

The application was presented by Marc Jordan, Planning Manager who explained the applicant had received the contract for the I-15 widening between US-95 and Craig Road and needed the site for temporary use, approximately 40 months, to be able to construct the improvements. Staff asked that the applicant demonstrate that the drive isles and parking areas were paved, which was minor and could be done at Staff level when the design was finalized. Staff was recommending that UN-91-07 be approved with the deletion of Condition Nos. 14.b and 24. The original recommended conditions are as follows:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The temporary use of this site shall expire 48 months from the date of approval upon that time all temporary buildings and equipment shall be remove from the site.
3. A site plan outlining the vehicle travel within the site shall be submitted for review and approval before issuance of a certificate of occupancy.
4. Any area(s) used for vehicular, mechanical travel, or parking must be paved.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. The proposed driveway should be shifted north to avoid the existing street light pole.
7. Developer to submit proposed haul routes for review and approval.
8. Should the office area be gated, gates to remain open during normal business hours.
9. 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.

10. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
11. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.
12. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
13. All off-site improvements must be completed prior to final inspection of the first building.
14. Right-of-way dedication of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. 40' on La Madre Way
  - b. 60' on Lincoln Road
15. Construction of half street improvements on Smiley Rd. terminating at I-15 with a temporary cul-de-sac.
16. Right-of-way dedication of a CAT bus turn-out is required on La Madre Way near Lamb Boulevard per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
17. Right-of-way dedication for a flared intersection, including a right turn lane, is required at La Madre Way and Lamb Boulevard per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
18. The property owner is required to grant a roadway easement for commercial driveway(s).
19. The property owner is required to sign a restrictive covenant for utilities.
20. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
21. Locate fire lanes in accordance with the fire code.
22. Design fire lanes in accordance with the fire code.

23. Post signs to prohibit parking along the fire access road per the fire code.
24. Provide an approved second point of access complying with the fire code for the proposed building.

**Golden Welch and Ray Stewart of Las Vegas Paving, 4420 South Decatur Boulevard, Las Vegas, NV 89103** appeared on behalf of the applicant. Mr. Welch thanked Staff for all of the help and cooperation received on the application and 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 WITH THE DELETION OF CONDITION NOS. 14.B AND 24

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

4. **UN-92-07 (32001) I-15 WIDENING US 95 TO CRAIG (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NORTH CORRIDOR CONSTRUCTORS ON BEHALF OF GORDON MARX, PROPERTY OWNER, FOR A USE PERMIT IN AN R-A/F-A, REDEVELOPMENT AREA/FOCUS AREA SUBDISTRICT TO ALLOW A TEMPORARY OFFICE BUILDING. THE PROPERTY IS LOCATED AT 206 E. LAKE MEAD BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-22-611-015.**

The application was presented by Marc Jordan, Planning Manager who explained a revised plan had been submitted that addressed concerns Staff had regarding the fire lanes and relocation of the buildings to mitigate the waterline that ran through the property. Staff was recommending approval of UN-92-07 subject to the conditions listed in the revised memorandum dated September 12, 2007 as follows:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The temporary (building) use of this site shall expire 48 months from the date of approval.
3. Any area(s) used for vehicular, mechanical travel or parking must be paved.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Approval of a traffic study is required prior to submittal of the civil improvement plans.
6. The existing driveway on Yale Street in close proximity to Lake Mead Boulevard shall be modified to conform to City of North Las Vegas Municipal Code. As such, the driveway shall be re-constructed as a radius-style driveway and relocated to conform with spacing requirements. Alternatively, the driveway may be removed.
7. 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.
8. The property owner is required to grant a roadway easement for commercial driveway(s).
9. The property owner is required to sign a restrictive covenant for utilities.

10. 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.
11. A revocable encroachment permit for landscaping within the public right of way is required.
12. The property owner is required to grant a public utility easement for the existing water line on APN 139-22-611-015.
13. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and Title 16 of the *City of North Las Vegas Municipal Code*, and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
14. Design fire lanes in accordance with the fire code.
15. Provide signs to prohibit parking along the fire access route per the fire code.

**Golden Welch and Ray Stewart of Las Vegas Paving, 4420 South Decatur Boulevard, Las Vegas, NV 89103** appeared on behalf of the applicant indicating they 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 IN REVISED MEMORANDUM DATED SEPTEMBER 12, 2007; FORWARDED TO THE REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION**

**MOTION: Commissioner Leavitt**

**SECOND: Commissioner Shull**

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

**NAYS: None**

**ABSTAIN: None**

5. **UN-88-07 (31861) C-STORE @ LONE MT. & SIMMONS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY RENU AND SHAWN TANEJA ON BEHALF OF CELEBRATE PROPERTIES, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW A CONVENIENCE FOOD RESTAURANT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF LONE MOUNTAIN ROAD AND SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-32-810-013.**

The application was presented by Toni Ellis, Planner who explained at the July 11, 2007 Planning Commission meeting, there were several other use permits approved for an automatic automobile washing establishment and convenience food store with gas pumps and automotive service facility. Staff was recommending approval of UN-88-07 with the following conditions:

1. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. Shall comply with all conditions of approval of ZN-25-93.
3. Shall comply with all conditions of approval for UN-66-07.
4. A Final Development Plan shall be approved prior to the issuance of building permits.
5. The applicant must abide by all conditions of the approved traffic study.
6. A queuing analysis is required.
7. The doors of the trash enclosures shall be hung approximately 8" above ground.
8. Wheel stops shall be placed in the parking spaces adjacent to the store.

Commissioner Harry Shull stated he was abstaining as his company owned the property.

Commissioner Harry Shull left Chambers at 6:09 p.m.

**Nelson Stone of Celebrate Homes, 2535 West Cheyenne Avenue, North Las Vegas, NV 89032** appeared on behalf of Celebrate Homes 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,  
Cato and Thomas

**NAYS:** None

**ABSTAIN:** Commissioner Shull

Commissioner Shull returned to Chambers at 6:11 p.m.

**6. VAC-14-07 (31877) SPEEDWAY REVERSION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DELTA ENGINEERING, INC. ON BEHALF OF TROPICAL INDUSTRIAL PARTNERS LLC, PROPERTY OWNER, TO VACATE THE EASTERLY PORTION OF CASTLEBERRY LANE BETWEEN TROPICAL PARKWAY AND EL CAMPO GRANDE AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 123-28-701-002 AND 123-28-701-005.**

The application was presented by Toni Ellis, Planner who explained Staff was recommending approval of VAC-14-07 with Condition No. 6 amended to read: A 30' Utility Easement shall be dedicated along the limits of the proposed vacation for a possible future utility corridor. The original recommended conditions are as follows:

1. Should the Order of Vacation not record within two years from the approval date, the vacation shall be deemed null and void.
2. 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:
  1. 10' on Tropical Parkway
  2. 10' on El Campo Grande Avenue
  3. associated spandrels
3. Vacation shall not record until the off-site improvements for Tropical Parkway, Linn Lane, and El Campo Grande Avenue are designed and bonded.
4. A cross access agreement for emergency ingress and egress is to be recorded and a copy shall be provided to the Fire Department prior to the issuance of a building permit.
5. The required Fire Department access, including width and surfacing, shall be provided and approved by the Fire Department prior to certificate of occupancy.
6. A minimum forty foot (40') utility easement is required along the limits of the proposed vacation.

**Patrick Beebe of Delta Engineering, 3131 Meade Avenue, Suite D, Las Vegas, NV 89102** appeared on behalf of the applicant stating they were working with Thomas and Mack to provide a 40' ingress and egress in which they could make utility easements come through that area along the west side and to add another six feet would hinder them with the parking and he asked to maintain the 40 feet, 20 foot on each side, as proposed or get some clarification. Other than that, he concurred with Staff recommendation.

Xiaohui Yu of the Utilities Department indicated he would like Condition No. 6 to remain until it was known what was proposed for the area.

Mr. Beebe asked if they were asking for 30' on their side or 15' on each side. Mr. Yu responded they were asking for 30' on the applicant's side. Mr. Beebe explained they were providing a 40' ingress/egress along both sides and would record an ingress/egress and would make the utility easement at the same time. Mr. Yu indicated the paperwork had not been seen for the utility easement. Mr. Beebe stated that was correct but it would be done.

Randy Cagle of Public Works recommended that Condition No. 6 be revised to allow the applicant to provide the additional 20' easement to make the 40' easement and allow it to be reduced to 20' on the applicant's side. Condition No. 6 would be amended to read: A thirty foot (30') wide utility easement shall be retained over the entire area to be vacated. If the applicant provides an additional twenty foot (20') easement west of the centerline of Castleberry, the City shall retain a twenty foot (20') wide easement over the west twenty feet (20') of the area being vacated.

Mr. Beebe agreed to the amendment.

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 WITH  
CONDITION NO. 6 AMENDED TO READ:

6. A THIRTY FOOT (30') WIDE UTILITY EASEMENT SHALL BE RETAINED OVER THE ENTIRE AREA TO BE VACATED. IF THE APPLICANT PROVIDES AN ADDITIONAL TWENTY FOOT (20') EASEMENT WEST OF THE CENTERLINE OF CASTLEBERRY, THE CITY SHALL RETAIN A TWENTY FOOT (20') WIDE EASEMENT OVER THE WEST TWENTY FEET (20') OF THE AREA BEING VACATED.

FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

**Item No. 8 was heard next.**

7. **SPR-40-07 (31775) SPEEDWAY INDUSTRIAL. AN APPLICATION SUBMITTED BY BUSINESS PROPERTIES GROUP ON BEHALF OF TROPICAL INDUSTRIAL PARTNERS LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A 278,700-SQUARE-FOOT INDUSTRIAL DEVELOPMENT WITH OUTDOOR STORAGE YARDS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF EL CAMPO GRANDE AVENUE AND LINN LANE. THE ASSESSOR'S PARCEL NUMBERS ARE 123-28-701-002, 123-28-701-003, 123-28-701-004 AND 123-28-701-005.**

It was requested by the applicant to continue SPR-40-07 to the September 26, 2007 Planning Commission meeting.

ACTION: CONTINUED TO SEPTEMBER 26, 2007

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

**Item No. 9 was heard next.**

8. **UN-89-07 (31881) CILANDRO FRESH MEX (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MARIA ENAMORADO, PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A CONVENIENCE FOOD RESTAURANT. THE PROPERTY IS LOCATED AT 2014 WEST ANN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-29-802-012.**

The application was presented by Robert Eastman, Principal Planner who explained the site of the proposed application had a number of other uses that had already been approved and the proposed use was located toward the rear of the site and the proposed queuing for the drive thru was interfering with the proposed and approved car wash. The proposed convenience food restaurant was part of what appeared to be a convenience food store. The applicant had not provided floor plans to allow Staff to confirm the size of both the convenience food restaurant and the convenience food store; therefore, that has made it difficult to determine the parking was in compliance and because of that, Staff cannot confirm that they can comply and meet the parking standards and if they could not be met, Staff cannot recommend approval. Cross access was needed for the adjacent property, which had not been adequately provided; therefore, Staff was recommending UN-89-07 be denied. However, if the Commission determined the use was appropriate and that the applicant could fit the use on the site, Staff would like the application continued to allow the applicant time to submit additional information to allow Staff to ensure adequate parking was provided and that access to the adjacent property was shown.

Commissioner Dilip Trivedi disclosed that the owner of the property had called him to inquire about the lot adjacent to the proposed use but he had no discussion on the proposed application and would be voting on the application.

**Pardeep Verma, General Contractor and Ray Santos, Lessee, 5545 Greber Court, Las Vegas, NV** appeared on behalf of the applicant. Mr. Santos explained they understood the use had already been approved, as it was built as a proposed fast food restaurant. The car wash was already existing and they had submitted a plan for the interior of the building and had a plan to submit as they understood there was a problem with possible deletion of some parking spaces and the addition of some parking spaces that needed to be addressed.

Commissioner Dean Leavitt asked the applicant's representative if a plan was being submitted for review. Mr. Verma explained the plan showed they complied with the parking requirement and the cross access. Commissioner Leavitt explained the plan must be reviewed by Staff. Mr. Verma explained the plan was submitted the previous day. Commissioner Leavitt suggested the application be continued to allow Staff time for review.

Commissioner Jay Aston asked if the fast food restaurant was located inside the

convenience store. Mr. Santos responded it was located within the convenience food store. Commissioner Aston asked if the application had anything to do with the adjacent use. Mr. Santos explained they had the same owner.

Mr. Santos agreed to continue the application.

Commissioner Ned Thomas asked if there was a separate application approved for a drive-thru on the convenience food store. Mr. Santos responded he had understood it was and the facility had an existing shell for the drive-thru window that was not being utilized. Commissioner Thomas explained it would help to see a floor plan showing the window.

Marc Jordan, Planning Manager indicated since the parking was expanded, as a result of the use, under the parcel to the west, that parcel was never called out as part of the use permit; therefore, if that was considered, the use would have to be amended and the application be re-advertised to include the parcel and suggested the application be continued for 45 days.

Commissioner Aston suggested the application be continued indefinitely. The applicant agreed to an indefinite continuance.

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

Commissioner Brown indicated the Public Hearing would remain open.

ACTION: CONTINUED INDEFINTELY

MOTION: Commissioner Shull

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

**Item No. 11 was heard next.**

9. **ZN-11-98 (31904) PUD AMENDMENT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DIABLO PROPERTY MANAGEMENT LLC, PROPERTY OWNER, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED PUD PLANNED UNIT DEVELOPMENT TO ALLOW RETAIL STORES ADJACENT TO THE NORTHERN PROPERTY LINE. THE PROPERTY IS LOCATED AT 4220, 4260 AND 4116 WEST CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-06-613-002, 139-06-613-003, 139-06-613-004 AND 139-06-613-005.**

It was requested by the applicant to continue ZN-11-98 to the October 24, 2007 Planning Commission meeting.

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

Chairman Brown indicated the Public Hearing would remain open.

ACTION: CONTINUED TO OCTOBER 24, 2007

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

**Item No. 10 was heard next.**

10. **ZN-107-07 (31910) CENTENNIAL & LOSEE PROJECT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JACK BINION AND PHYLLIS COPE, PROPERTY OWNERS, FOR RECLASSIFICATION OF PROPERTY FROM A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF BUSINESS/OFFICE USES WITH ASSOCIATED RETAIL AND RESTAURANTS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-25-101-001.**

It was requested by the applicant to continue ZN-107-07 to the September 26, 2007 Planning Commission meeting.

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

Chairman Brown indicated the Public Hearing would remain open.

ACTION: CONTINUED TO SEPTEMBER 26, 2007

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

**Item No. 17 was heard next.**

11. **T-1307 (31897) PARCEL 4.1 BLM WEST PARCEL. AN APPLICATION SUBMITTED BY STANDARD PACIFIC HOMES ON BEHALF OF PARCEL NLV 4.1 LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN RZ6/MPC RESIDENTIAL UP TO 6 DWELLING UNITS PER ACRE/ MASTER PLANNED COMMUNITY DISTRICT TO ALLOW 86 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF FARM ROAD AND ALIANTE PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-18-610-004.**

The application was presented by Robert Eastman, Principal Planner who explained the application was in general compliance with the Park Highlands Design Guidelines and Staff was recommending that T-1307 be approved with the deletion of Condition No. 13. The original recommended conditions are as follows:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. T-1307 shall conform with the May 3, 2006 Development Agreement between the City and November 2005 Land Investors, LLC/DRHI Inc.
3. T-1307 shall comply with the conditions of approval for T-1261.
4. All common elements and shall be owned by the homeowners association.
5. End walls and perimeter walls shall be owned and maintained by the homeowners association.
6. A rear yard with a minimum size of 600 square feet or more shall be provided for 95% of the residential lots. If it is not demonstrated prior to the recordation of the final map that the aforementioned can be accomplished, then this map shall be revised to comply with the approved open space standards in the Park Highlands Design Guidelines.
7. Pedestrian access gates shall be provided at the end of cul-de-sacs as required by the Park Highlands Design Guidelines and Development Standards. Pedestrian access to the perimeter Pathway shall be provided in a separate lot with a minimum width of ten (10) feet, as approved by staff.
8. The Pathway designs shown on this tentative map shall be considered conceptual. The final Pathway design and landscaping area review shall take place with the review of the civil improvement plans and landscaping plans for the Pathways.

9. Street cross-sections and landscaping areas shown with this tentative map shall be considered conceptual. Final street cross-sections and landscaping areas shall conform to the requirements of the Park Highlands Design Guidelines and Development Standards and other applicable codes and ordinances.
10. Street types as defined in the Park Highlands Design Guidelines and Development Standards shall be shown on the final map.
11. Each street shall be labeled with the applicable street type on plot plans.
12. Lots 45 and 46 shall be reconfigured so that both lots face Standard Highlands Boulevard.
13. This tentative map shall be revised to reconfigure Lots 27-29 to place the utility/drainage easement in a separate common lot.
14. Approval of a drainage study is required prior to submittal of the civil improvement plans.
15. The drainage study must conform to the Overall Master Conceptual Drainage Study.
16. Mylars for the civil improvement plans will not be accepted until the Grand Teton Regional Facility is substantially complete.
17. No permits for this project will be issued until the supporting infrastructure is in place.
18. Approval of a traffic study is required prior to submittal of the civil improvement plans.
19. The applicant must abide by all conditions of the approved traffic study.
20. A queuing analysis is required.
21. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
22. Proposed residential driveway slopes shall not exceed twelve percent (12%).
23. At intersections, street centerlines not in alignment shall be offset at least two hundred (200) feet or as required by the City Engineer.

24. 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.
25. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
26. 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.
27. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
28. All off-site improvements must be completed prior to final inspection of the first building.
29. The property owner is required to grant roadway easements where public and private streets intersect.
30. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
31. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
32. All common elements shall be labeled and are to be maintained by the Home Owners Association.
33. Virage Park Way shall be revised on site plan to Virage Park Drive per Certificate of Amendment document #20070419:0003196.
34. The public utility easement for private streets shall granted over entire width including the landscape and sidewalk area.
35. Fire access lanes and gates shall be designed per the Fire Code.
36. Written verification shall be provided to the Southern Nevada Health District from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the tentative map has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.

37. A copy of the final map shall be provided to the Southern Nevada Health District, which must contain the P.L.S. stamp, signature and date shall be provided for review and approval prior to the recordation of the final map.
38. Improvements plans which must contain the P.E. stamp, signature and date shall be provided to the Southern Nevada Health District prior to the recordation of the final map.
39. A letter shall be provided to the Southern Nevada Health District from the appropriate sewer agency stating that service from the existing system of community sewerage will be extended to the subdivision and the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service prior to the recordation of the final map.
40. A letter shall be provided to the Southern Nevada Health District from the appropriate water utility stating that it will supply water for domestic and fire protection purposes, that the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part I, and that the capacity is available to meet the demands upon the system prior to the recordation of the final map.
41. Written verification shall be provided to the Southern Nevada Health District from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the final map has been approved with regard to water pollution and sewerage discharge in accordance with the Nevada Water Pollution Control Law prior to the recordation of the final map.

**James Brewer, 4080 East Lake Mead Boulevard, Suite C-230, 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 NO. 13

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

**12. SPR-42-07 (31924) RACEWAY BUSINESS PARK. AN APPLICATION SUBMITTED BY MITCH WILSON ON BEHALF OF CROSS CREEK DEVELOPMENT, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A 142,096 SQUARE-FOOT OFFICE/WAREHOUSE DEVELOPMENT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF ANN ROAD AND HOLLYWOOD BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 123-27-810-001, 123-27-810-002 AND 123-27-810-003.**

The application was presented by Toni Ellis, Planner who explained there was a previous site plan review approved, SPR-52-05, which had expired. The applicant was requesting a waiver to reduce the perimeter landscaping from 20 feet to 10 feet at the flared intersection of Hollywood Boulevard and Ann Road along with the deceleration lane on Hollywood Boulevard. Staff was recommending denial of the waiver but recommended that SPR-42-07 be approved subject to the following conditions:

1. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. The development shall comply with the Industrial Development Standards, including but not limited to the following:
  - a. A six foot wide landscaped island shall be provided every 15 parking spaces.
  - b. All downspouts and scuppers shall be incorporated into the design of the building.
  - c. All future buildings shall be coherently designed and treated to match submitted elevations.
  - d. All mechanical/electrical equipment shall be screened from right of way.
  - e. Trash enclosures shall be screened from right of way or sidewalks with decorative block walls with a solid metal gate.
  - f. Landscaped islands shall be provided on both sides of the trash enclosures located on the east side of the development.
  - g. Along Hollywood Boulevard a berm or decorative wall shall be a minimum height of 3'6" to screen the parking area.
  - h. All perimeter landscaping shall be twenty (20) feet in width from property line.
3. Buildings #1, #12, #13 and #24 shall not exceed the total height of twenty-six and one-half feet (26 ½') including the parapet.
4. Technical Drainage Study Update to address the new configuration of buildings 13 to 24.
5. Must comply with previously approved traffic study conditions.

6. Review and approval of Clark County required.
7. 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.
8. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
9. 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.
10. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
11. All off-site improvements must be completed prior to final inspection of the first building.
12. Fire Department access roads shall be marked to prohibit parking in accordance with the fire code.
13. Gates on trash enclosures shall be hung approximately 8" from the ground.
14. Adequate lighting shall be provided between the buildings.

**Stephanie Allen of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109** appeared on behalf of the applicant explaining the entire area was designed for industrial uses. The proposed site was zoned M-2 and was a parcel surrounded by County property, which was also planned for industrial uses. The applicant proposed an industrial warehouse development with build to suit, as well as lots for sale within the property. Most of the City Code requirements had been met with a couple of waivers, the waiver to orient the buildings from the street was supported by Staff and the other was a waiver of the perimeter landscaping along Hollywood Boulevard from 20 feet to 10 feet. On the north portion of the site, there was a bus turnout and Code allowed for the reduction in the perimeter landscaping in that area. They were willing to put in the 20 foot of landscaping along Hollywood Boulevard, but asked for a decrease in the landscaping at the deceleration lane, which was consistent with the bus turnout and would not adversely impact the site. If that waiver was granted, Condition No. 2.h would need to be amended and she suggested it be amended to read: That all perimeter landscaping shall be 20 feet in width from property line, except 10 feet shall be allowed at the bus turnout and the deceleration lane on Hollywood Boulevard.

Commissioner Jay Aston clarified the Code allowed a decrease in landscape for bus turnouts but not deceleration lanes. Robert Eastman, Principal Planner indicated that was correct. Commissioner Aston was in support of the waiver of the landscaping at the deceleration lane.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH  
CONDITION NO. 2.H AMENDED TO READ:

2.H. ALL PERIMETER LANDSCAPING SHALL BE TWENTY FEET (20')  
IN WIDTH FROM PROPERTY LINE EXCEPT TEN FEET (10') SHALL  
BE ALLOWED AT THE BUS TURNOUT AND AT THE  
DECELERATION LANE ON HOLLYWOOD BOULEVARD.

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

**13. FDP-04-07 (31197) TROPICAL AND LAMB APARTMENTS. AN APPLICATION SUBMITTED BY COLONIAL PROPERTIES TRUST ON BEHALF OF TROPICAL-LAMB LLC, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF A 337-UNIT MULTI-FAMILY DEVELOPMENT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF LAMB BOULEVARD AND TROPICAL PARKWAY. THE ASSESSOR'S PARCEL NUMBERS ARE 123-30-601-013 AND 123-30-601-015.**

The application was presented by Marc Jordan, Planning Manager who explained the applicant previously came before the Commission with an amended PUD, whereas they amended a portion of it that was once condominiums to be apartments and both multi-family portions were the same type of development. They were proposing three story apartment buildings and the amendment to the PUD was approved by City Council at the last meeting. The proposed final development plan was consistent with the conditions of approval; therefore, Staff was recommending approval of FDP-04-07 subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. The development shall comply with all applicable conditions of approval for ZN-05-06.
3. Tropical Parkway must be constructed from Lamb Boulevard to the project's western boundary prior to the final inspection of the first building.
4. Fire access lanes are to be located within 150 feet of all ground floor exterior walls in accordance with the Fire Code.
5. Turning radii along the fire access lane shall be designed in accordance with the Fire Code.
6. Fire access lanes shall be marked to prohibit parking in accordance with the fire code.

The applicant was not present for comment.

**ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS**

**MOTION: Commissioner Shull**  
**SECOND: Commissioner Aston**

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

14. **SPR-41-07 (31876) STAR EQUIPMENT. AN APPLICATION SUBMITTED BY ALAN JESKEY BUILDERS ON BEHALF OF RLC LIVING TRUST, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A WAIVER OF THE INDUSTRIAL DESIGN STANDARDS TO ALLOW A METAL BUILDING. THE PROPERTY IS LOCATED EAST OF JOHN PETER LEE STREET AND APPROXIMATELY 175 FEET NORTH OF ROCK QUARRY WAY. THE ASSESSOR'S PARCEL NUMBER IS 139-10-310-010.**

The application was presented by Marc Jordan, Planning Manager who explained the applicant was requesting a waiver from the Industrial Design Standards for the design of the building. The Industrial Design Standards require stone, stucco, exposed aggregate material, textured finish concrete, decorative block, or brick as the preferred types of materials and instead, the applicant was proposing a building that would be constructed of pre-manufactured steel panels with windows in the front. The property was located within a newly developing industrial park south of Gowan Road, north of Colton Avenue and east of Englestad Street. There was a school to the west of Englestad and residential to the north of Gowan Road. There were a couple of other instances when an applicant had asked for a waiver of the landscaping requirements, which Staff did not support and were not approved. In this case, Staff did not believe the metal building would be conducive to the area, nor was it attractive and did not meet the Industrial Design Standards; therefore, Staff was not supporting SPR-41-07 and was recommending denial. Should the Commission determine approval was warranted, the following conditions were recommended:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. The proposed development shall comply with the industrial design guidelines with the exception that building elevations as submitted herein are acceptable.

**Alan Jeskey, Alan Jeskey Builders, 102 E. Mayflower, North Las Vegas, NV 89030 and Robert Comstock, Star Equipment, 4025 West Nevso Drive, Las Vegas, NV 89103**

appeared on behalf of the applicant. Mr. Jeskey explained he previously built an attractive steel building in North Las Vegas and felt the proposed building should be allowed. He explained the building was for retail, selling concrete pumps, mixers, stucco pumps and similar products and in the rear of the building there would be a repair facility with six bays and they would install an eight foot high block wall around the perimeter and felt with the proper landscaping the building would look nice. The building that was being proposed had windows and would have a nice facade and would look nicer than a concrete tilt-up building. The air conditioning units would be located on the ground.

Chairman Steve Brown asked if there was a way to texture the building to make it look like stucco. Mr. Jeskey responded he had not seen it done and did not feel it would be cost effective. He showed a picture of a building where they had put split face block on the front with an entrance facade and thought something similar could be done on the proposed project on the front and the north side approximately 13 feet back to where the block wall was located and possibly something along the south side of the building.

Chairman Brown asked Staff how much flexibility the Commission had, as the Staff Report said the materials were preferred. Mr. Jordan explained the Commission had the discretion to determine what was wanted, whether it was approved as proposed or with some minor modifications to the building.

Commissioner Jay Aston felt uneasy about approving the application as submitted and felt the application should be heard by City Council.

Commissioner Dilip Trivedi asked the applicant if he was familiar with Metl Span, which was a textured metal that looked like stucco. Mr. Jeskey was not familiar with it but was willing to check it out.

Mr. Jordan indicated they were located in the Golden Triangle Industrial Park.

Commissioner Trivedi felt metal buildings should be redefined as with the green building movement, more metal buildings would be presented.

Mr. Jeskey explained metal buildings used to be built for storage, but were now being built for offices and showrooms and the proposed project would be a nice facility and metal buildings were much more economical and could be built to look nice.

Commissioner Dean Leavitt agreed with comments made by the applicant and Commissioner Trivedi and could support the application with the facade improvements suggested by the applicant and also felt the use of metal structures should be reconsidered.

Commissioner Ned Thomas agreed with the applicant, that a new metal building as proposed would be an improvement and agreed with Commissioner Leavitt that some of the facade improvements suggested by the applicant would give the building a nice appearance.

Mr. Jordan stated if there was a desire for approval, some conditions would need to be added. Robert Eastman, Principal Planner stated Condition No. 2 would be amended to read: The proposed development shall comply with the Industrial Design Guidelines with the exception that a metal sided building could be constructed on the site; Condition No. 3

would be added to read: The proposed metal building shall contain additional architectural features which may include wainscoting and/or siding texture, subject to review and approval of the Planning and Zoning Department; and Condition No. 4 would be added to read: 24" box trees shall be planted 15' on center with shrubs and ground cover to provide 80% ground coverage within two years along John Peter Lee Street.

Mr. Jeskey asked if Condition No. 3 could specify the west side of the building and first 13 feet of the north side of the building or everything outside of the block wall that was visible to the public. Mr. Eastman explained the condition was not requiring the building to be stucco, but read that it should have some type of texture. The Industrial Design Guidelines emphasize that all four building sides be treated equally to ensure quality construction and did not want to limit it to one or two sides

Chairman Brown explained the conditions gave more flexibility and would be quicker. Mr. Jeskey stated he concurred with Staff recommendation but would request the front of the building be split face block and maybe up four or five feet.

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH  
CONDITION NO. 2 AMENDED AND CONDITION NOS. 3 AND 4 ADDED TO  
READ:

2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH THE INDUSTRIAL DESIGN GUIDELINES WITH THE EXCEPTION THAT A METAL SIDED BUILDING COULD BE CONSTRUCTED ON THE SITE.
3. THE PROPOSED METAL BUILDING SHALL CONTAIN ADDITIONAL ARCHITECTURAL FEATURES, WHICH MAY INCLUDE WAINSCOTING AND/OR SIDING TEXTURE, SUBJECT TO REVIEW AND APPROVAL OF THE PLANNING AND ZONING DEPARTMENT.
4. TWENTY FOUR INCH (24") BOX TREES SHALL BE PLANTED FIFTEEN FEET (15') ON CENTER WITH SHRUBS AND GROUND COVER TO PROVIDE EIGHTY PERCENT (80%) GROUND COVERAGE WITHIN TWO YEARS ALONG JOHN PETER LEE STREET.

**MOTION:** Commissioner Leavitt

**SECOND:** Commissioner Shull

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

**NAYS:** None

**ABSTAIN:** None

**OLD BUSINESS**

15. **UN-84-07 (31767) CROWN WASHBURN EAST (PUBLIC HEARING). AN APPLICATION SUBMITTED BY METRO PCS NEVADA INC ON BEHALF OF NEVADA/UTAH ASSOCIATION OF SEVENTH-DAY ADVENTISTS, PROPERTY OWNER, FOR A USE PERMIT IN AN R-E RANCH ESTATES DISTRICT TO ALLOW AN EXISTING 80-FOOT-HIGH TELECOMMUNICATION TOWER TO BE INCREASED TO 100 FEET WHILE MAINTAINING A 54 +/- FOOT SETBACK FROM THE SOUTHERN PROPERTY LINE AND A 127 +/- FOOT SETBACK FROM THE RESIDENTIAL PROPERTY LINE TO THE EAST WHERE THE MINIMUM IS OTHERWISE REQUIRED TO BE 200 FEET. THE PROPERTY IS LOCATED AT 101 EAST WASHBURN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-34-701-044. (CONTINUED AUGUST 22, 2007)**

The application was presented by Robert Eastman, Principal Planner who explained the application was previously continued to allow the applicant time to submit a technical antenna study justifying the increase in height and to submit a description of how they would modify or help mitigate any adverse impact because of the set-back requirements. Those items have not been submitted for review and approval; therefore, Staff was recommending that UN-84-07 be continued. There are some conditions listed in the Staff Report should the Commission determine approval was warranted.

William Daley, 2121 East Warm Springs Road, Las Vegas, NV appeared on behalf of the applicant stating they were withdrawing the application as they would be co-locating on the existing tower, as is, and there were a few design changes requested by Staff, which they were willing to do.

ACTION: WITHDRAWN

**16. UN-37-07 (29558) LAS VEGAS SHUTTLES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JESUS E. CORRALES, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A BUS TERMINAL (SHUTTLE VANS). THE PROPERTY IS LOCATED AT 3256 CIVIC CENTER DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 139-11-816-029. (CONTINUED APRIL 25, MAY 23, JUNE 27, AND AUGUST 22, 2007)**

The application was presented by Robert Eastman, Principal Planner who explained the application had been continued multiple times. At the last meeting, it was continued so the applicant could meet with Staff to discuss exactly what was being proposed. The applicant met with Staff on August 28, 2007 and since that time he had submitted two letters of intent. The last letter of intent was submitted this afternoon. The letter of intent was reviewed, but Staff had some concerns that the applicant indicated they would be open from 7:00 a.m. to 3:00 p.m. to sell tickets, which would be for their business and other bus services that service other areas of the region. Additionally, the bus terminal had outgoing service in the morning at 7:00 and 8:00 and then returning back in the evening. However, when the bus returned in the evening, the office was not open and Staff had concerns about the safety of the individuals being dropped off in the middle of the parking lot, as there was no place to stay. Since the letter of intent was submitted so late, the Police Department had not had a chance to review what was being proposed; therefore, Staff was asking that the application be continued to allow the applicant and Staff time to adequately address the issues submitted in the letter of intent; however, if the Commission determined approval was warranted, the following conditions were recommended:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. A minimum of 66 parking spaces shall be provided and stripped appropriately as shown on the site plan. Furthermore, should landscaping be provided adjacent to Civic Center Drive in the future, the applicant shall be required to relocate and re-stripped the parking lot in order to accommodate the landscaping.
3. Approval of UN-37-07 shall only be for the operations of Las Vegas Shuttle.
4. The applicant shall submit a traffic update for review and approval.

Jose Rodriguez of the Police Department indicated they would feel more comfortable if the hours of operation included the times that passengers were dropped off in the evening. If that was not possible, more security lighting was required and he would be more comfortable with hired security and security cameras; preferably, he would like a condition added, so he had time to pull the crime statistics for the area.

Chairman Steve Brown asked the applicant if he understood Staff wanted the application continued so the details could be worked out with Staff and give the Police Department time to review the new information that was submitted. Mr. Corrales indicated he understood and explained on the revised letter of intent he had not put the return times and indicated the parking lot was well lit. He stated the building would be open when passengers were dropped off in the evening and security cameras would be installed. He asked for approval and said he would work with the recommended conditions.

Commissioner Jo Cato asked the applicant if he would be acting as an agent for other bus shuttles and asked if those buses would be utilizing the terminal at his business location. Mr. Corrales explained he would be selling tickets to El Paso for a bus terminal located on Eastern Avenue and Fremont Street.. The passengers would catch their ride at the location on Eastern and Fremont.

Commissioner Dean Leavitt asked the applicant if the seating area at the ticket office would be open when passengers were dropped off in the evening. Mr. Corrales responded the office would be open when passengers were dropped off.

Commissioner Dilip Trivedi asked the applicant if he had a floor plan showing the waiting area, restrooms and ticket counter locations. Mr. Corrales was not aware he needed a floor plan but felt his office was large enough to handle 10 to 14 people.

Mr. Eastman stated if the Commission desired to approve the application, he had some additional conditions.

Commissioner Ned Thomas felt the land use should also be considered and there seemed to be a problem with the plans not being submitted so they could be reviewed. There was too much information missing. The letter of intent showed there would be four buses coming in at any given time, waiting up to 30 minutes and questioned where these people would be waiting and wanted to see the floor plan for the office and the circulation pattern through the site. The lighting was also a big concern. He did not feel there had been enough information submitted to make a decision.

Mr. Corrales stated the lights were already on the building and the office was large enough for customers and there was plenty of parking, as the parking lot was for all of the businesses to use.

Chairman Brown understood the applicant thought everything was workable, but the Commission needed to be able to view the floor plan and the parking lot showing how the buses would enter and leave the site and explained the Commission was not against the project but had to make sure it was workable.

Commissioner Cato stated she wanted to support the applicant but needed to see something on paper showing what was planned for the site and how it would work.

Commissioner Jay Aston asked the applicant if the buses he was using would fit in the parking spaces. Mr. Corrales indicated they were shuttle vans and would fit in the parking spaces. Commissioner Aston indicated since the van would fit in the parking spaces, the application could be approved. The biggest issue was safety and the applicant said when he dropped passengers off, he would open the store and there was lighting in the parking lot and if there was additional safety concerns, a condition could be added to address it.

Mr. Eastman stated in addition to the four conditions listed, he added Condition No. 5 to read: Prior to approval of a business license, the applicant shall comply with the findings of a Crime Prevention Through Environmental Design (CPTED) Analysis, performed by the City of North Las Vegas Police Department and Condition No. 6 would be added to read: Indoor seating facilities shall be provided for travelers at all times that bus service is provided.

Mr. Corrales asked if he was required to provide landscaping. Commissioner Aston stated that was not one of the listed conditions. Mr. Corrales concurred with Staff recommended conditions.

Commissioner Thomas suggested a condition be added to provide a loading and unloading area for passengers. He indicated he was not comfortable approving the application without seeing the proposed layout for the site.

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS IN REVISED MEMORANDUM DATED SEPTEMBER 12, 2007 WITH THE ADDITION OF CONDITION NOS. 5 AND 6 TO READ:

5. PRIOR TO APPROVAL OF A BUSINESS LICENSE, THE APPLICANT SHALL COMPLY WITH THE FINDINGS OF A CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) ANALYSIS PERFORMED BY THE CITY OF NORTH LAS VEGAS POLICE DEPARTMENT.
6. INDOOR SEATING FACILITIES SHALL BE PROVIDED FOR TRAVELERS AT ALL TIMES THAT BUS SERVICE IS PROVIDED.

FORWARDED TO THE REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

**MOTION:** Commissioner Aston  
**SECOND:** Commissioner Shull

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

Marc Jordan, Planning Manager pointed out, since the site was in the Redevelopment area, the application would be forwarded to the Redevelopment Agency for final consideration.

17. **T-1200 (31596) BRUCE & EL CAMPO GRANDE. AN APPLICATION SUBMITTED BY ORIGIN PROPERTIES ON BEHALF OF THE BRADLEY GROUP II 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 105 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ANN ROAD AND BRUCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-35-501-001, 124-35-501-004, 124-35-501-005, 124-35-501-006, 124-35-801-007, 124-35-501-009 AND 124-35-501-010. (CONTINUED AUGUST 8 AND 22, 2007)**

It was requested by the applicant to continue T-1200 to the September 26, 2007 Planning Commission meeting.

ACTION: CONTINUED TO SEPTEMBER 26, 2007

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

**Item No. 2 was heard next.**

**PUBLIC FORUM**

There was no public participation.

**DIRECTOR'S BUSINESS**

Planning Manager Marc Jordan asked the Commission if they wanted to cancel the December 26, 2007 Planning Commission meeting. The consensus was that the meeting would be cancelled.

**CHAIRMAN'S BUSINESS**

There was no report given.

**ADJOURNMENT**

The meeting adjourned at 7:24 p.m.

APPROVED:

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Steve Brown, Chairman

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Jo Ann Lawrence, Recording Secretary