

**ACTION REPORT
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION**

February 9, 2011

BRIEFING

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

CALL TO ORDER

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

WELCOME

Chairman Dilip Trivedi

VERIFICATION

Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Dean Leavitt

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of Minutes for the Planning Commission Meeting of January 12, 2011.

ACTION: APPROVED

MOTION: Vice-Chairman Brown

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: Commissioner Perkins

NEW BUSINESS

1. **UN-74-10 (42040) C-STORE WITH GAS PUMPS** (Public Hearing). An application submitted by GK3 Architecture on behalf of Bouquet Inc., property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a convenience food store with gas pumps. The property is located at the northwest corner of Centennial Parkway and Commerce Street. The Assessor's Parcel Number is 124-22-401-012. **(Continued January 12, 2011)**

ACTION: CONTINUED TO MARCH 9, 2011

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

2. **UN-76-10 (42049) CARWASH** (Public Hearing). An application submitted by GK3 Architecture on behalf of Bouquet Inc., property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow an automobile washing establishment (self-service). The property is located at the northwest corner of Centennial Parkway and Commerce Street. The Assessor's Parcel Number is 124-22-401-012. **(Continued January 12, 2011)**

ACTION: CONTINUED TO MARCH 9, 2011

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

3. **UN-01-11 (42160) NORTHGATE FOURSQUARE CHURCH** (Public Hearing). An application submitted by LM Construction Co. LLC, on behalf of International Church of Foursquare Gospel, property owner, for a special use permit in an R-E, Ranch Estates District to allow a church. The property is located at the southwest corner of Washburn Road and Donna Street. The Assessor's Parcel Numbers are 124-35-302-001, 124-35-302-002 and 124-35-302-003. **(Continued January 12, 2011)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner DePhillips

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

NAYS: None

ABSTAIN: None

4. **UN-02-11 (42163) SIMMONS PLAZA** (Public Hearing). An application submitted by Bertha Rice on behalf of Simmons Associates LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a secondhand dealer. The property is located at 2815 W. Lake Mead Boulevard, Suite 103. The Assessor's Parcel Number is 139-20-614-002. **(Continued January 12, 2011)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

5. **UN-03-11 (42172) AMERICAN NIGHTMARE TATTOO** (Public Hearing). An application submitted by Mickey Wright on behalf of West Craig Plaza LLC, property owner for a special use permit in a C-2, General Commercial District to allow a tattoo parlor. The property is located at 4444 West Craig Road, Suite #116. The Assessor's Parcel Number is 139-06-201-010. **(Continued January 12, 2011)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

6. **UN-05-11 (42313) IN TOUCH CREDIT UNION** (Public Hearing). An application submitted by In Touch Credit Union on behalf of Craig Losee Corner LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a financial institution (credit union). The property is located at 2620 E. Craig Road. The Assessor's Parcel Number is 139-01-210-007.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

7. **ZOA-04-11 (42346) RECREATIONAL IN MUD** (Public Hearing). An application initiated by Christopher Joseph England to amend Title 17 (Zoning Ordinance) Section 17.28.065, Procedures for Mixed Use Development District (MUD) approval to allow recreational uses as a special use on developed but vacant commercial properties; and providing for other matters properly related thereto.

ACTION: APPROVED, FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

8. **SPR-18-09 (42198) THE GROVE.** An application submitted by Kamros Holdings, LLC, property owner, for an amendment to a previously approved site plan review in a C-1, Neighborhood Commercial District to amend conditions regarding the electronic message board. The property is located at 445 West Craig Road. The Assessor's Parcel Number is 139-03-311-016.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Chairman Trivedi

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

NAYS: None

ABSTAIN: None

9. **UN-04-11 (42241) PREMIER AUTO AUCTION** (Public Hearing). An application submitted by Premier Auto Auction on behalf of Ivan B. & Helen C. Cannon Family Trust, property owner for a special use permit in an M-2, General Industrial District to allow additional security measures consisting of an electric fence. The property is located at 3000 Losee Road and 3038 Losee Road. The Assessor's Parcel Numbers are 139-14-102-005 and 139-14-102-006.

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

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

10. **UN-10-11 (42347) COPART** (Public Hearing). An application submitted by Copart Las Vegas on behalf of Copart Arizona Inc., property owner for a special use permit in an M-2, General Industrial District to allow additional security measures consisting of an electric fence. The property is located at 4810 N. Lamb Boulevard. The Assessor's Parcel Number is 123-32-401-010.

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

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

11. **UN-11-11 (42348) COPART (Public Hearing).** An application submitted by Copart Las Vegas on behalf of Copart Arizona Inc., property owner for a special use permit in an M-2, General Industrial District to allow additional security measures consisting of an electric fence. The property is located at 3441 Clayton Street. The Assessor's Parcel Number is 139-08-701-018.

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

MOTION: Commissioner Leavitt

SECOND: Chairman Trivedi

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

NAYS: None

ABSTAIN: None

12. **SPR-01-11 (42328) BRUCE & WASHBURN/RHAPSODY NORTH.** An application submitted by William Lyon Homes, Inc., property owner, for a site plan review in an R-1, Single Family Low Density District to allow a waiver of the corner side landscaping requirements. The property is located at the Southwest corner of Harold Street and Washburn Road. The Assessor's Parcel Numbers are 124-35-701-002 through 124-35-701-006.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

13. **SPR-02-11 (42180) APEX DAVIS.** An application submitted by Apex Properties LLC & Carmine Limited Partnership on behalf of Carmine Limited Partnership, property owner, for a site plan review in an Industrial-Apex (I-A) Overlay District to allow a Junkyard/Salvage Yard facility and waivers from the Industrial-APEX (I-A) Overlay District Design Standards. The property is located approximately 10,300 feet west of US-93 and south of the power plant. The Assessor's Parcel Numbers are 103-08-510-004 through 103-08-510-007, 103-08-510-009 and 103-08-510-011 through 103-08-510-013.

ACTION: CONTINUED TO MARCH 9, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

14. **ZOA-03-11 (42319) SCHOOLS IN COMMERCIAL ZONING** (Public Hearing). An application initiated by Kaempfer Crowell Renshaw Gronauer & Fiorentino Attorneys at Law to amend Title 17 (Zoning Ordinance) Sections 17.20.100(C-1), Neighborhood Commercial and 17.20.110 (C-2), General Commercial Districts to allow schools as a special use; and providing for other matters properly related thereto.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

15. **UN-06-11 (42317) FARMER BOYS RESTAURANT** (Public Hearing). An application submitted by HHI Clark LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a convenience food restaurant. The property is located approximately 350 feet east of North 5th Street on the south side of Centennial Parkway. The Assessor's Parcel Number is 124-26-101-002.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 3.A DELETED AND CONDITION NO. 2.D ADDED TO READ:

2.D. A LANDSCAPED HEDGE WITH A MINIMUM HEIGHT OF THREE (3) FEET SHALL BE PROVIDED ALONG CENTENNIAL PARKWAY TO COMPLY WITH THE INTENT OF THE DESIGN STANDARDS.

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

16. **UN-07-11 (42318) RETAIL AT CENTENNIAL PARKWAY** (Public Hearing). An application submitted by HHI Clark LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a convenience food restaurant. The property is located approximately 350 feet east of North 5th Street on the south side of Centennial Parkway. The Assessor's Parcel Number is 124-26-101-002.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 3.A DELETED AND CONDITION NO. 2.D ADDED TO READ:

2.D. A LANDSCAPED HEDGE WITH A MINIMUM HEIGHT OF THREE (3) FEET SHALL BE PROVIDED ALONG CENTENNIAL PARKWAY TO COMPLY WITH THE INTENT OF THE DESIGN STANDARDS.

MOTION: VICE-CHAIRMAN BROWN

SECOND: COMMISSIONER PERKINS

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

NAYS: None

ABSTAIN: None

17. **UN-08-11 (42340) ARCO @ TROPICAL & DECATUR** (Public Hearing). An application submitted by M Grape LLC, property owner, for a special use permit in a C-2, General Commercial District to allow an automobile washing establishment (self-service). The property is located at the northeast corner of Decatur Boulevard & Tropical Parkway. The Assessor's Parcel Number is 124-30-204-005.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

18. **UN-09-11 (42342) ARCO @ TROPICAL & DECATUR** (Public Hearing). An application submitted by M Grape LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a convenience food store with gas pumps. The property is located at the northeast corner of Decatur Boulevard & Tropical Parkway. The Assessor's Parcel Number is 124-30-204-005.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NOS. 5, 6, 7, 10, 11, 13.A AND 13.F AMENDED AS FOLLOWS:

5. THE GAS CANOPY SHALL BE DESIGNED AND CONSTRUCTED TO INCLUDE WAINSCOTING AROUND THE COLUMNS, AND A CORNICE ELEMENT THAT MATCHES THE CONVENIENCE FOOD STORE BUILDING. THE CANOPY SHALL ALSO USE SIMILAR MATERIALS AND COLORS OF THE PRIMARY BUILDING.
6. ALL SIGNAGE (I.E., FREESTANDING, WALL, ETC.) FOR THIS SITE SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN TITLE 17. WITH THE EXCEPTION THAT THE CANOPY SIGNAGE SHALL BE PERMITTED TO HAVE A MAXIMUM OF 75% COVERAGE ON EACH ELEVATION TO INCLUDE THE COLORED STRIPES AND LOGO ONLY. NO SIGNAGE IDENTIFIED ON THE SITE PLAN, PRIMARY STRUCTURE, AND/OR CANOPY IS IMPLIED TO BE OR OTHERWISE APPROVED WITH THIS APPLICATION.
7. THE GAS CANOPY LIGHTING SHALL BE DIRECTED DOWNWARD THROUGH THE USE OF SHIELDING OR RECESSED LIGHTING.
10. THE "AIR AND WATER STATION" (#7 IN THE LEGEND) SHALL BE SCREENED WITH LANDSCAPING FROM THE RIGHT-OF-WAY.
11. DIRECT PEDESTRIAN ACCESS SHALL BE PROVIDED AS SHOWN ON THE REVISED SITE PLAN DATED 2/8/2011.
13. A) THE ROW OF PARKING FACING DECATUR BOULEVARD ADJACENT TO THE NORTHERN PROPERTY LINE SHALL INCLUDE A SIX FOOT WIDE LANDSCAPE ISLAND AT BOTH ENDS OF THE ROW OF 15 PARKING SPACES, WHICH MAY RESULT IN ADDITIONAL MODIFICATIONS IF THAT ROW IS TO INCLUDE THE PROPOSED 500-GALLON PROPANE TANK AND VACUUM.

13. F) THE ROW OF PARKING FACING TROPICAL PARKING ADJACENT TO THE SOUTHERN PROPERTY LINE SHALL INCLUDE A SIX FOOT WIDE LANDSCAPE ISLAND AT BOTH ENDS OF THE ROW OF 15 PARKING SPACES.

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

OLD BUSINESS

19. **ZOA-01-11 (42142) CNLV** (Public Hearing). An application initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance) to add Additional Security Measures as a conditional use within Section 17.20.130 Business Park Industrial District (M-1), Section 17.20.140 General Industrial District (M-2), Section 17.20.150 Heavy Industrial District (M-3); adding provisions for Additional Security Measures within Section 17.24.025; removing Section 17.24.080 (J) which stipulates the current requirements for Additional Security Measures; and providing for other matters properly related thereto. **(Continued January 12, 2011)**

ACTION: APPROVED WITH SUBSECTION D AMENDED AS FOLLOWS:

- D. EXCEPT FOR A SPECIALTY DESIGNED WROUGHT IRON FENCE MAKING IT DIFFICULT TO CLIMB IN OR OUT OF THE PROPERTY, ADDITIONAL SECURITY MEASURES MUST BE ATTACHED TO A SOLID MASONRY WALL OR LOCATED BEHIND AN APPROVED WALL OR FENCE.

FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Community Development Director Frank Fiori informed the Commission the final copy of Title 17 was almost complete and there would be an item on the March 9, 2011 Planning Commission Agenda for discussion and direction and also to discuss some of the outstanding issues regarding some of the development items.

Director Fiori also stated there would be a Special Planning Commission meeting March 30, 2011 at 6:00 p.m. to take action on the adoption of the new Title 17. There would also be a Focus Group meeting March 30, 2011.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 7:57 p.m.