

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

March 14, 2012

BRIEFING

5:33 P.M., Caucus Room, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada

CALL TO ORDER

6:03 P.M., Council Chambers, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada

WELCOME

Chairman Steve Brown

VERIFICATION

Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE

Vice-Chairman Dilip Trivedi

PUBLIC FORUM

- **Carrie B. Thomas, 305 Rossmoyne Avenue, North Las Vegas, NV** asked what was being done with Kiel Ranch.

Community Services and Development Director Frank Fiori explained rehabilitation had been done on the adobe building and there was information available on the City's web-site on the plan for a park at that location and would have someone contact her with the information.

MINUTES

- Approval of Minutes for the Planning Commission Meeting of February 8, 2012.
(For possible action)

ACTION: APPROVED

MOTION: Vice-Chairman Trivedi

SECOND: Commissioner Leavitt

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Perkins, Joiner-Greene and Ewing

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **UN-09-12 (44291) CITY AUTO PICK APART** (Public Hearing). An application submitted by Las Vegas Recycling on behalf of Susan Cannavo, property owner, for a special use permit in an M-3, Heavy Industrial District to allow an outdoor recycling center. The property is located at 2220 Commerce Street. The Assessor's Parcel Number is 139-22-501-009. (For possible action)

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

2. AN 8-FOOT TALL CMU SCREEN WALL, PAINTED TO MATCH THE OTHER WALLS ON SITE SHALL BE CONSTRUCTED TO REPLACE THE EXISTING FENCE ALONG MILLER AVENUE, TO BE COMPLETED ONE YEAR FROM ISSUANCE OF BUSINESS LICENSE.

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Perkins, Joiner-Greene and Ewing

NAYS: None

ABSTAIN: None

2. **ZN-04-12 (44293) DONNA & ROME** (Public Hearing). An application submitted by Pepperdine Enterprises Inc., property owner, for a reclassification of property from an R-2, Single-Family Medium Density Residential District to an R-3, Multi-Family Residential District. The property is generally located 250 feet north of Rome Boulevard and west of Donna Street. The Assessor's Parcel Number is 124-23-301-015. (For possible action)

ACTION: CONTINUED TO APRIL 11, 2012

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Perkins, Joiner-Greene and Ewing

NAYS: None

ABSTAIN: None

3. **SPR-02-12 (44289) CHELTEN HOUSE WEST COAST MANUFACTURING PLANT** (Public Hearing). An application submitted by Dabrow Realty LLC, property owner, for a site plan review in an M-1, Business Park Industrial District to allow an 86,000 square foot indoor manufacturing plant. The property is located at the southeast corner of Brooks Avenue and Coleman Street. The Assessor's Parcel Number is 139-17-611-001. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Perkins, Joiner-Greene and Ewing

NAYS: None

ABSTAIN: None

4. **UN-08-12 (44271) HARDKORE PARKOUR, LLC** (Public Hearing). An application submitted by Jeffrey T. Jay on behalf of North Fifth Properties LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an indoor recreation facility. The property is located at 3680 North Fifth Street, Suites 100 -130. The Assessor's Parcel Number is 139-11-201-003. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Perkins, Joiner-Greene and Ewing

NAYS: None

ABSTAIN: None

5. **UN-05-12 (44193) A & A MIDWEST FACILITY** (Public Hearing). An application submitted by A & A Midwest on behalf of BBMR Investment LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a junkyard. The property is located at 2580 North Commerce Street. The Assessor's Parcel Numbers are 139-15-701-003 and 139-15-801-001. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH
CONDITION NOS. 2 AND 4 AMENDED TO READ:

2. THE STORAGE OF AUTOMOBILES SHALL BE SCREENED FROM VIEW AS REQUIRED BY TITLE 17 FROM ALL PROPERTY LINES.
4. SHOULD AUTOMOBILES BE DISPLAYED IN A MANNER WHEREBY CUSTOMERS ARE ALLOWED TO APPROACH THE AUTOMOBILES TO SEARCH FOR PARTS OF THE AUTOMOBILES, THEN PARKING FOR A "JUNKYARD" SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 17.

MOTION: Commissioner Perkins

SECOND: Commissioner Joiner-Greene

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Perkins, Joiner-Greene and Ewing

NAYS: None

ABSTAIN: None

6. **UN-10-12 (44292) AURELIO'S PIZZA** (Public Hearing). An application submitted by JP MIKA LLC on behalf of Kamros Holdings LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow the "On-Sale" of beer and wine in conjunction with a restaurant. The property is located at 445 West Craig Road, Suite 105. The Assessor's Parcel Number is 139-03-311-016. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

SECOND: Commissioner Ewing

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Aston, Perkins, Joiner-Greene and Ewing

NAYS: Commissioner Leavitt

ABSTAIN: None

7. **VN-02-12 (44251) ELDORADO RCL NO. 24** (Public Hearing). An application submitted by RBF Consulting / GIA NGYEN on behalf of Pardee Homes, property owner, for a variance in an O-L/DA, Open Land/Development Agreement District to allow a 12 foot front yard setback where 15 feet is required, within a proposed 144-lot subdivision. The property is located at the southwest corner of Deer Springs Way and Gliding Eagle Road. The Assessor's Parcel Numbers are 124-21-318-001 thru 062 and 124-21-319-001 thru 048. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 3 AMENDED TO READ:

3. FOR ALL LOTS DEVELOPED WITH A FRONT SETBACK OF LESS THAN 15 FEET AND A MINIMUM OF 12 FEET, THE DEVELOPER SHALL COMPLY WITH THE FOLLOWING:
- A. THE LOT SHALL BE DEVELOPED WITH A SINGLE STORY HOME.
- B. A MINIMUM 22 FOOT SETBACK SHALL BE MAINTAINED FROM THE PROPERTY LINE TO THE GARAGE.

MOTION: Commissioner Aston
SECOND: Commissioner Perkins
AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Perkins, Joiner-Greene and Ewing
NAYS: None
ABSTAIN: None

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Community Services and Development Director Frank Fiori informed the Commission starting with the April 11, 2012 Planning Commission Meeting, the meetings should be fully automated.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 6:44 p.m.