

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

June 27, 2007

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

**BRIEFING:** 5:34 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  
Clete Kus, PW, Transportation Planner  
Janice Carr, Fire Department  
Jose Rodriguez, Police Department  
Bob Locher, 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 MAY 23, 2007.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Trivedi

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

NAYS: None

ABSTAIN: None

**NEW BUSINESS**

1. **ZN-47-05 (30580) CRAIG AND NORTH 5<sup>TH</sup> (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TAS NEVADA LLC-THE ATHENA GROUP, PROPERTY OWNER, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED PUD PLANNED UNIT DEVELOPMENT CONSISTING OF:**

MINI-WAREHOUSING	97,700 SF	COMMERCIAL RETAIL	1,130,300 SF
CHILDCARE FACILITY	5,100 SF	MULTIFAMILY DWELLING UNITS	29 UNITS
OFFICE/WAREHOUSE	153,100 SF	DETACHED TOWNHOMES	92 UNITS
ATTACHED TOWNHOMES	313 UNITS		

**THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF NORTH FIFTH STREET AND CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-02-401-003.**

It was requested to continue ZN-47-05 to July 11, 2007.

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

Chairman Brown stated the Public Hearing would remain open.

ACTION: CONTINUED TO JULY 11, 2007

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

**Item No. 4 was heard next.**

2. **AMP-09-07 (30517) COMPREHENSIVE PLAN AMENDMENT (PUBLIC HEARING). AN AMENDMENT INITIATED BY THE CITY OF NORTH LAS VEGAS UTILITIES DEPARTMENT TO INCORPORATE A WASTEWATER COLLECTION SYSTEM MASTER PLAN WITHIN THE CITY OF NORTH LAS VEGAS 2006 COMPREHENSIVE PLAN; AND PROVIDE FOR OTHER MATTERS PROPERLY RELATED THERETO.**

The application was presented by Marc Jordan, Planning Manager who explained the request was for an amendment to the existing Master Plan to add a wastewater collection system master plan into the current Comprehensive Plan as Chapter 10, which would provide an outline for the City's wastewater collection system. The amendment is required by Nevada Revised Statutes (NRS). Mr. Jordan indicated Leslie Long of the Utilities Department was available if the Commission had questions.

**Leslie Long of the City of North Las Vegas Utilities Department** appeared on behalf of the City.

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 Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

3. **VN-16-07 (30589) NORTH RANCH MANOR (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ALPHA ENGINEERING ON BEHALF OF D.R. HORTON INC, PROPERTY OWNER, FOR A VARIANCE IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO ALLOW A 10 FOOT FRONT BUILDING SETBACK WHERE 15 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT 7133 WHITE BLANKET COURT. THE ASSESSOR'S PARCEL NUMBER IS 124-22-510-144.**

Commissioner Ned Thomas disclosed that his employer, Wood Rogers, had a business relationship with the applicant, but his function with the company did not have a direct relationship with VN-16-07 so he would be voting on the application.

The application was presented by Marc Jordan, Planning Manager who explained the property was longer in depth than normal. The applicant was requesting the variance to allow more privacy in the rear yard; however, in reviewing the plans, the proposed home was set back 27 feet from the existing rear yard and a minimum 15 foot rear yard set back was required. If the home were moved back to meet the minimum front set back, there would be a 22 foot set back, which would exceed the minimum requirement; therefore, Staff did not find a hardship that would warrant a variance and was recommending that VN-16-07 be denied.

**Samantha Porter, 3321 North Buffalo, Las Vegas, NV** appeared on behalf of the applicant explaining the cul-de-sac was an irregular shape and if they were to have a 15 foot set back, they were looking at decreasing the distance to 11 feet to the first wall and about 15 feet to the second wall.

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

Chairman Brown closed the Public Hearing.

Commissioner Jay Aston indicated he was in favor of the variance request.

Commissioner Ned Thomas asked if there were cases in the Zoning Code where it would be allowed to have a 10 foot set back in the front rather than the full set back. Mr. Jordan responded it was possibly in the small lot development, where smaller set backs were allowed but under normal zoning it was not allowed.

ACTION: APPROVED

MOTION: Commissioner Aston

SECOND: Commissioner Shull

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

**Item No. 5 was heard next.**

4. **ZN-34-97 (30587) TROPICAL AND LOSEE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PGAL LLC ON BEHALF OF TROPICAL AND LOSEE LLC, PROPERTY OWNER, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED PUD PLANNED UNIT DEVELOPMENT FOR A HOSPITAL, MEDICAL OFFICE BUILDINGS, SENIOR APARTMENTS AND RELATED USES. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF TROPICAL PARKWAY AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-26-605-002, 124-26-605-004, 124-26-605-006 AND 124-26-605-007.**

It was requested by the applicant to continue ZN-34-97 to July 11, 2007.

Chairman Steve Brown opened the Public Hearing. The following person filled out a card but did not speak on the item:

- **Scott Sauer, 5629 Midnight Breeze Street, North Las Vegas, NV 89081**

Chairman Steve Brown stated the Public Hearing would remain open.

ACTION: CONTINUED TO JULY 11, 2007

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

**Item No. 6 was heard next.**

5. **T-1301 (30520) CNLV HOSPITAL. AN APPLICATION SUBMITTED BY WRIGHT ENGINEERS ON BEHALF OF TROPICAL & LOSEE LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD PLANNED UNIT DEVELOPMENT FOR A HOSPITAL AND MEDICAL OFFICE BUILDING DEVELOPMENT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF TROPICAL PARKWAY AND LAWRENCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-26-605-002, 124-26-605-004, 124-26-605-006 AND 124-26-605-007.**

The application was presented by Marc Jordan, Planning Manager who explained this application was for the PUD the hospital was proposed to be built on, the area west of the channel. Staff was recommending approval of T-1301 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. That the development of this site be in compliance with all conditions of ZN-34-07.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
6. Remove the street section thickness from the typical sections. The pavement sections will be determined by the Department of Public Works.
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. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. Azure Avenue
  - b. associated spandrel
13. Dedicate 20' right of way for the trail system adjacent to the public drainage channel.
14. Dedications for right of way shall be made within 90 days or the tentative map shall be deemed null and void.
15. The property owner is required to grant a roadway easement for commercial driveway(s).
16. The property owner is required to sign a restrictive covenant for utilities.
17. The property owner is required to grant a public 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.
18. A revocable encroachment permit for landscaping within the public right of way is required.

**Gary Leobold, Wright Engineers, 7425 Peak Drive, Las Vegas, NV** appeared on behalf of the applicant indicating he concurred with Staff recommendation.

The following persons turned in cards but were not asked to speak, since the item was not a Public Hearing:

- **Scott Sauer, 5629 Midnight Breeze Street, North Las Vegas, NV 89081**
- **Ken Angell, 1408 Danielle Rebecca, North Las Vegas, NV 89086**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

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

6. **SNC-01-07 (30577) NORTH LAS VEGAS 600 ACRES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SUMMERSET DEVELOPMENT ON BEHALF OF NOVEMBER 2005 LAND INVESTORS LLC, PROPERTY OWNER, TO ALLOW A STREET NAME CHANGE TO RENAME A PORTION OF ELKHORN/FARM ROAD TO PARK HIGHLANDS BOULEVARD. THE STREET NAME CHANGE COMMENCES AT THE INTERSECTION OF DECATUR BOULEVARD AND ELKHORN ROAD AND PROCEEDS EAST ALONG THE ALIGNMENT OF ELKHORN ROAD TO CLAYTON STREET THEN CONTINUES EAST FROM CLAYTON STREET ALONG THE FARM ROAD ALIGNMENT TO INTERSTATE 15.**

**Jennifer Lazovich 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 asking for a continuance to July 11, 2007 to allow time to hold a neighborhood meeting on July 9, 2007 and encouraged anyone in the audience who was interested, to give their name and address so she could send them notification of the meeting.

**Bob Borgersen, 7617 Island Rail, North Las Vegas, NV** explained there were a number of residents in the audience who lived in Sun City Aliante and they had a Board meeting scheduled for July 11 and asked if the application could be heard and not continued.

Chairman Brown asked Ms. Lazovich if she was willing to change the date of the continuation request. Ms. Lazovich responded she did not have the authority to request a different date.

Chairman Steve Brown opened the Public Hearing but did not grant public input. The following persons submitted cards:

- **Bob Borgersen, 7617 Island Rail, North Las Vegas, NV 89086**
- **Ken Angell, 1408 Danielle Rebecca, North Las Vegas, NV 89086**
- **Richard Cherchio, 417 Horse Pointe, North Las Vegas, NV 89086**
- **Lisa C. Merrell, 6417 Gilded Flicker, North Las Vegas, NV 89084**
- **Mark Pallans, 7753 Lily Trotter Street, North Las Vegas, NV 89084**
- **Claude Aulicino, 2712 Cuckoo Shrike Avenue, North Las Vegas, NV 89084**

Chairman Brown stated the Public Hearing would remain open.

Commissioner Dean Leavitt asked Mr. Borgersen if a spokesperson could be appointed to represent the residents in his homeowners association. Mr. Borgersen was afraid if they did not have a spokesperson in attendance at the Planning Commission meeting, their voice would not be heard.

ACTION: CONTINUED TO JULY 11, 2007

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

7. **VN-15-07 (30578) BROOKS ADDITION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY BOZIE BROOKS, PROPERTY OWNER, FOR A VARIANCE IN AN R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO ALLOW A TWELVE (12) FOOT REAR YARD BUILDING SETBACK WHERE FIFTEEN (15) FEET IS REQUIRED, AND TO ALLOW A THREE (3) FOOT SIDE YARD BUILDING SETBACK WHERE FIVE (5) FEET IS REQUIRED. THE PROPERTY IS LOCATED AT 2707 ENCINO CIRCLE. THE ASSESSOR'S PARCEL NUMBER IS 139-13-711-037.**

It was requested to continue VN-15-07 to July 11, 2007.

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

Chairman Brown stated the Public Hearing would remain open.

ACTION: CONTINUED TO JULY 11, 2007

MOTION: Commissioner Shull

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

**Item No. 15 was heard next.**

**8. UN-57-07 (30264) NE CAREER & TECHNICAL ACADEMY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CLARK COUNTY SCHOOL DISTRICT, PROPERTY OWNER, FOR A USE PERMIT IN A PSP PUBLIC/SEMI-PUBLIC DISTRICT TO ALLOW A TECHNICAL HIGH SCHOOL. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF DORRELL LANE AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-601-001.**

The application was presented by Marc Jordan, Planning Manager who explained the school was being designed as a campus type environment that would still have some outdoor activities for the students. In reviewing the application, the site plan indicated 29 future parking spaces, which looked like they are now shown on the plan and Staff would like to see them in the initial stage of the project. Staff had some concerns regarding the landscaping along Dorrell Lane and that it comply with the minimum 20 feet of landscaping and detached meandering sidewalk, which would be a total of 25 feet. The sidewalk was not shown on the plan, but it was considered minor and Staff was recommending approval of UN-57-07 and that it be forwarded to City Council for final consideration with the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The elevation drawings submitted herewith shall be considered acceptable.
3. The development shall comply with all of the Commercial Design Standards and Design Guidelines, including, but not limited to, the following:
  - a. Landscaped areas (which may include sidewalks) at least twenty-five feet (25.00') in width from back-of-curb to perimeter walls, fences, parking areas and/or drive aisles shall be maintained adjacent to all streets.
  - b. Sidewalks along Deer Springs Way, Commerce Street and Dorrell Lane shall be separated from the backs-of-curb by a minimum five feet (5.00') and the sidewalks shall be meandering.
  - c. A minimum 20 feet of landscaping shall be provided adjacent to the north and west property lines.
  - d. A berm or decorative wall shall be provided between all adjacent streets (i.e., Deer Springs Way and Commerce Street) and the on-site parking areas and/or drive aisles. The berm or wall shall measure three feet (3.00') above the surface of the adjacent on-site parking area and/or drive aisle.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.

5. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
6. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. Deer Springs Way
  - b. Dorrell Lane
  - c. associated spandrells
7. Construction of 30' half street improvements is required on Commerce St. (private st), from Deer Springs Way to Dorrell Lane.
8. Dedication and construction of half street improvements consisting of asphalt pavement, curb & gutter, and asphalt sidewalk, on Deer Springs Way adjacent to parcel 124-22-201-002 is required.
9. Change street name for private street Commerce St.; street name must be approved by the City of Las Vegas Central Fire Alarm Office.
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. 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.
12. The applicant shall submit a traffic study update for review and approval.
13. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Deer Springs Way, and Dorrell Lane.
14. 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.
15. 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.

16. A public utility easement is required to be granted over Commerce Street, a private street.
17. A revocable encroachment permit for landscaping within the public right of way is required.
18. The property owner is required to grant a roadway easement for commercial driveway(s).
19. All off-site improvements must be completed prior to final inspection of the first building.
20. Fire access lanes shall be located in accordance with Fire Code requirements.
21. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
22. Turning radii along the fire access lane shall be designed in accordance with the Fire Code.
23. Large concrete planters or bollards shall be placed near the front entrance, as approved by the Community Services Division of the NLV Police Department.
24. All secondary doors shall have mag locks and shall be made exits only, as approved by the Community Services Division of the NLV Police Department.
25. Full frontage extension of water and sewer main in Commerce Street and Dorrell Lane are required per Uniform Design and Construction Standards (UDACS) for Potable Water Systems.

**Wade Simpson, Welles Pugsly Architects, 2480 E. Tompkins Avenue, Las Vegas, NV 89121** appeared on behalf of the applicant indicating he concurred with Staff recommendation.

Commissioner Dean Leavitt asked the applicant if the proposed campus mirrored the northwest campus. Mr. Simpson responded it was smaller and a different design.

Commissioner Jay Aston asked the target date for the opening of the school. Mr. Simpson responded the school was planned to open in the Fall of 2009.

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

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

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

- **Richard Cherchio, 417 Horse Pointe, North Las Vegas, NV** appeared on behalf of the Parks Homeowners Association and the North Las Vegas Alliance of Homeowner Associations, he explained there was currently a problem with vandalism and children jumping perimeter walls into backyards and throwing things over the walls. There was also a concern regarding the traffic on Deer Springs and he asked the location of the entrance and exit to the school and asked if safety concerns could be addressed prior to the opening of the school.

Chairman Brown explained the public hearing should be reopened and asked for a motion.

ACTION: REOPEN PUBLIC HEARING ON UN-57-07

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

Mr. Simpson explained the bus drop-off was located to minimize the number of automobiles in one particular area and indicated they were having a traffic study prepared, which would be reviewed by the City and they would comply with all traffic study requirements.

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

MOTION: Commissioner Leavitt  
SECOND: Commissioner Cato

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

**9. UN-58-07 (30533) GEISHA STEAK HOUSE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DONGHWAN PARK ON BEHALF OF DECATUR CENTENNIAL LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW THE "ON-SALE" OF ALCOHOLIC BEVERAGES (GENERAL ON-SALE RESTAURANT SERVICE BAR LIQUOR LICENSE) IN CONJUNCTION WITH A RESTAURANT. THE PROPERTY IS LOCATED AT 6572 NORTH DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 124-19-410-004.**

The application was presented by Marc Jordan, Planning Manager who explained the separation requirements had been met and the floor plan complied with the seating requirements of 45 persons and the applicant indicated there would be seating for 123 persons; therefore, Staff was recommending approval of UN-58-07 subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The development shall comply with the conditions of approval for SPR-11-04.
3. That this use permit is site-specific and non-transferable.
4. The maximum seating capacity shall be limited to 125 customers, unless otherwise reduced due to Fire Department or Building Code compliance requirements. Any subsequent expansions of the use, or increased occupancy, shall be reviewed and approved by the Planning Commission through the special use permit application process.

The applicant was not present for comment.

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 Shull**

**SECOND: Commissioner Leavitt**

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

**NAYS: None**

**ABSTAIN: None**

**10. UN-62-07 (30594) LOS VERDES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY AFTON PACIFIC LLC ON BEHALF OF WALTCO LAS VEGAS, LLC AND AP-NLV I, LLC, PROPERTY OWNERS, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A CONVENIENCE FOOD RESTAURANT WITH A DRIVE-THROUGH. THE PROPERTY IS LOCATED AT 2665 NORTH LAS VEGAS BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-13-302-004.**

The application was presented by Robert Eastman, Principal Planner who explained the applicant was proposing to expand the K-Mart Center and add additional commercial buildings. The proposed use was inside the shop's one building located along the southern edge of the property. The proposal for the use permit contained a very long drive-thru lane and the Fire Department and Police Department expressed concern regarding the safety for the public using the drive-thru facility and suggested moving the building and adding additional mitigation measures; therefore, Staff preferred the application be continued to allow the applicant to redesign the building and change the site plan so it was more in conformance with the safety requirements and address safety concerns.

**John Krappman of Afton Pacific, 3150 E. Patrick Lane, Las Vegas, NV** appeared on behalf of the applicant indicating they had a task force meeting with Staff from various departments and at that time there were no comments with respect to the drive-thru and any safety concerns. The conditions imposed by the Fire Department did not reference the safety of the drive-thru and the Police Department recommended four conditions, which included additional lighting and cameras on the back side of the building. He explained there were some constraints with respect to the parking configuration which made it difficult to move the building, so it was difficult to reduce the length of the drive-thru. He concurred with conditions recommended by Staff and asked that UN-62-07 be approved.

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

Chairman Brown closed the Public Hearing.

Chairman Brown asked Staff if the application were approved, if the conditions listed in the Staff Report covered their concerns. Mr. Eastman responded the conditions did address Staff's concerns; but explained, once the applicant complied with the recommended conditions, the site plan would be different from what was currently being presented.

Commissioner Dilip Trivedi asked what existed on the adjacent property. Mr. Krappman responded there was some commercial and storage buildings and part of it was open to a parking area. Mr. Krappman explained the safety issue was the length of the drive-thru and the building had been moved as close to Las Vegas Boulevard as possible and the conditions requested that safety measures be added.

Commissioner Dean Leavitt asked if there was a difference in separation in the K-Mart and the parking lot to the south. Mr. Krappman explained they were two separate legal parcels but were all one parking lot and along the parking lot to the south, the parking was at the same grade.

Commissioner Jay Aston asked what type of use Shop 1 would be. Mr. Krappman explained it would be a multi-tenant building but they were in negotiations with a couple of perspective tenants for the building and the drive-thru tenant would probably be a donut/bakery business.

Mr. Eastman explained the site plan would change substantially even though the applicant was amenable to all of the conditions, the Fire Department had a condition that required the fire access lane to be located in accordance with Fire Code requirements and the Fire Department needed a fire access lane to allow 150 foot of access as the hose lays; so, under normal circumstances, on a building that long, they would request a full fire access lane along the back of the building, which would be a 24 foot drive isle and if that occurred, the applicant would lose a row of parking and then would not be in compliance with the parking requirements, which was the rationale behind requesting a continuance to allow Staff to see the revised site plan.

Chairman Brown asked how short the applicant would be on the parking. Mr. Eastman responded there would be sufficient parking, even if they were to lose a row of parking.

Commissioner Jay Aston asked the applicant if a continuance would hurt the project. Mr. Krappman responded it would not, but they had obligations to perspective tenants and wanted to go forward with the project.

ACTION: CONTINUED TO JULY 11, 2007

MOTION: Commissioner Aston

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

11. **SPR-33-07 (30593) LOS VERDES. AN APPLICATION SUBMITTED BY AFTON PACIFIC LLC ON BEHALF OF WALTCO LAS VEGAS, LLC, AP-NLVI, LLC, AND NORTH LAS VEGAS LEGACY LLC, PROPERTY OWNERS, FOR A SITE PLAN REVIEW IN A C-2 GENERAL COMMERCIAL DISTRICT TO REDEVELOP K-MART PROPERTY WITH ADDITIONAL RETAIL SHOPS AND CONVENIENCE FOOD RESTAURANTS. THE PROPERTY IS LOCATED AT 2665 - 2671 NORTH LAS VEGAS BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-13-302-002 AND 139-13-302-004.**

ACTION: CONTINUED TO JULY 11, 2007

MOTION: Commissioner Aston

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

12. **UN-59-07 (30544) AMERICAN GENERAL FINANCIAL SERVICES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY AMERICAN GENERAL FINANCIAL SERVICES ON BEHALF OF CRAIG ROAD GROUP LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A FINANCIAL INSTITUTION (MORTGAGES AND CONSUMER LENDING ESTABLISHMENT). THE PROPERTY IS LOCATED AT 955 W. CRAIG ROAD, SUITES 108 & 109. THE ASSESSOR'S PARCEL NUMBER IS 139-04-713-006.**

The application was presented by Robert Eastman, Principal Planner who explained the applicant indicated they were a financial institution that provided real estate mortgages and consumer lending and was not a payday loan or short-term deposit facility; therefore, Staff was recommending UN-59-07 be approved subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The development shall be in compliance with all conditions of SPR-38-04, including but not limited to the approved elevations.
3. That the special use permit is site-specific and non-transferable.
4. That any expansions to the use shall be subject to Planning Commission review and approval.
5. The use of this facility shall be limited to those allowable for a Financial Institution, as defined in the North Las Vegas Municipal Code.
6. Deferred Deposit Loans, Payday Loans, Payday Advances, Cash Advance Services, Check Cashing Services, and Auto Title Loans, as defined in the North Las Vegas Municipal Code, shall be prohibited at this location.

The applicant was not present for comment.

Commissioner Jo Cato disclosed that the company she worked for solicited business from the proposed establishment but she did not feel that would impact her vote.

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

Chairman Brown Closed the Public Hearing.

Commissioner Dean Leavitt was concerned that the proposed business could be a payday loan and wanted to hear that from the applicant and suggested the application be continued so the applicant could be present at the hearing.

Commissioner Dilip Trivedi also had the same concerns as Commissioner Leavitt and asked if Business Licensing had a different definition for Financial Institutions.

Marc Jordan, Planning Manager responded he did not know the definition from the State for financial institutions but there were definitions in Title 17 regarding financial institutions and there were also definitions regarding short-term loans, payday loans and auto title loans and since the applicant did not apply for those, they were not being considered with the application.

Deputy City Attorney Nick Vaskov explained under Title 5, there was a different license classification for check cashing and short-term loans, so the applicant would have to apply for two different types of licenses, which might satisfy the concerns regarding the type of business activity the applicant was engaging in.

Commissioner Trivedi clarified with an approval on the current application, the applicant would not be able to receive a license for check cashing.

Commissioner Harry Shull concurred with Commissioner Leavitt that the application should be continued.

ACTION: CONTINUED TO JULY 11, 2007

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

**13. UN-60-07 (30571) NDOC 240-BED EXPANSION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ARRINGTON WATKINS ARCHITECTS ON BEHALF OF NEVADA DEPARTMENT OF CORRECTIONS, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A 240-BED EXPANSION TO THE SOUTHERN NEVADA WOMEN'S CORRECTIONAL FACILITY. THE PROPERTY IS LOCATED AT 4370 SMILEY ROAD. THE ASSESSOR'S PARCEL NUMBER IS 123-32-201-001.**

The application was presented by Robert Eastman, Principal Planner who explained the application was for an addition to an existing facility. The building was CMU block with a metal roof and fencing. There was discussion between Staff and the applicant regarding the conditions. Staff was in support of the application and was recommending approval of UN-60-07 subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another method, this development shall comply with all applicable codes and ordinances.
2. This use permit is site-specific and non-transferrable.
3. The primary building material may be smooth-face CMU blocks, which are identified on the elevation drawings as "CMU WALL, TYP." The "ACCENT CMU BAND (TYP.)" shall be split-face CMU blocks. The roofing materials may be standing seam metal.
4. Colored vinyl-coated or painted chain-link fencing is acceptable. The vinyl coating or paint color may be black, brown, green, rustic red or another color as long as the new ground-mounted HVAC units are painted the same color as the chain-link fencing. All colors shall be identified on the building plans.
5. The construction of this phase shall comply with all applicable conditions of UN-40-96 and UN-112-06.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans.
8. 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.

9. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
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. 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.
12. All off-site improvements must be completed prior to final inspection of the first building.
13. The property owner is required to grant a roadway easement for commercial driveway(s).
14. The property owner is required to sign a restrictive covenant for utilities.
15. The developer shall provide a meter and backflow prevention per City of North Las Vegas Municipal Water Services District Rules and Regulations.
16. Fire access lanes shall be located in accordance with Fire Code requirements.
17. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
18. Turning radii along the fire access lane shall be designed in accordance with the Fire Code.
19. Gates restricting traffic across access lanes shall be in accordance with Fire Code requirements.

**Peter Sangiorgino of Arrington Watkins Architects, 5240 North 16<sup>th</sup> Street #101, Phoenix, AZ** appeared on behalf of the applicant indicating he concurred with Staff recommendation, except for Condition No. 4 regarding the painted chain link fencing and asked that the fencing be allowed to match what was already in place. He explained the project was an emergency funded project for the State of Nevada and was designed to save the tax payers millions of dollars. There was a tremendous overcrowding situation within the department and the facilities were geared to alleviate some of the overcrowding.

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

Chairman Brown closed the Public Hearing.

Commissioner Jay Aston asked when the other expansion was approved. Mr. Eastman responded it was approved in December, 2006. Commissioner Aston asked if there was chain link fence involved in that expansion. Mr. Eastman responded there was, and to address Condition No. 4, it was worded as an advisory condition and they could not be held to it; therefore, Staff was agreeable to the deletion of Condition No. 4.

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH  
THE DELETION OF CONDITION NO. 4

**MOTION:** Commissioner Aston

**SECOND:** Commissioner Leavitt

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

**NAYS:** None

**ABSTAIN:** None

14. **UN-61-07 (30585) PANADERIA SALVADORENA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LUIS A. SANCHEZ, PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW AN EIGHTEEN (18) FOOT HIGH SIGN WHERE AN EIGHT (8) FOOT HIGH MONUMENT SIGN IS THE MAXIMUM ALLOWED. THE PROPERTY IS LOCATED AT 3400 WRIGHT AVE. THE ASSESSOR'S PARCEL NUMBER IS 139-24-710-018.**

Commissioner Harry Shull left chambers at 6:56 p.m.

The application was presented by Robert Eastman, Principal Planner who explained the application was for the bakery and the applicant was requesting to move the sign to the corner; however, as there were single-family homes on the opposite side of Palmer, a use permit was required to allow the 18 foot sign to be approved. Staff was in support of the 18 foot sign; however, do not approve the sign shown in the exhibits and was requesting that the 18 foot sign be in compliance with the Design requirements of the existing sign ordinance and sign regulations that would provide a pylon sign with a decorative cover and be located within the landscaping. Staff was recommending approval of UN-61-07 subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. That UN-61-07 is site-specific and non-transferrable.
3. The freestanding sign shall be installed within a landscape buffer area.
4. The proposed sign shall not be located within the traffic sight visibility zone.
5. The proposed sign shall be in conformance with the City of North Las Vegas sign regulations.

Commissioner Shull returned to Chambers at 6:58 p.m.

**Leslie Predomo, 5729 Deer Brush** appeared on behalf of the applicant stating she concurred with Staff recommendation.

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

- **Jayne Bradshaw, 3008 Wright Avenue, North Las Vegas, NV 89030** was opposed to the application and was upset because she was not notified of the hearing. She also complained about the condition of the mini-mart on the same corner and wanted something done about it.

Chairman Brown closed the Public Hearing.

Commissioner Jay Aston explained the site plan showed an 8 foot CMU block wall and the only thing the applicant was responsible for was what was on the lot for this application and not the mini-mart. When the application came through originally, there was concern about foot traffic coming through the corner, so the block wall was required and on the side that faced the residential, a landscape buffer was required and it was felt the application would improve the current situation.

Commissioner Ned Thomas agreed with comments made by Commissioner Aston. When the zone change was heard in March, there was discussion and it was felt the business would be an improvement in the neighborhood. Commissioner Thomas suggested Ms. Bradshaw view the building permit, which would give elevations of the building and a site plan.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

**Item No. 16 was heard next.**

15. **ZN-105-07 (30532) QUALITY GARDENS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MANFRED AND CHERYL POLK, PROPERTY OWNERS, FOR A RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO A C-P PROFESSIONAL OFFICE COMMERCIAL DISTRICT. THE PROPERTY IS LOCATED AT 4008 NORTH DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-06-411-008.**

It was requested to continue ZN-105-07 to July 11, 2007.

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

Chairman Brown stated the Public Hearing would remain open.

ACTION: CONTINUED TO JULY 11, 2007

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

**Item No. 20 was heard next.**

**16. T-1302 (30575) MONTECITO PAVILION. AN APPLICATION SUBMITTED BY MONTECITO COMPANIES ON BEHALF OF TROPICAL-LAMB LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW A ONE LOT PARCEL FOR COMMERCIAL USE. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF LAMB BOULEVARD AND TROPICAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 123-30-601-014.**

The application was presented by Toni Ellis, Planner who explained the applicant had worked with the Public Works Department and they would like to revise Condition No. 6 to read: "Property owners of Parcel #123-30-601-014 and 123-30-601-015 shall coordinate construction of off-sites on Tropical Parkway so that off-sites adjacent to both parcels are constructed concurrently." Staff was recommending approval of T-1302. The original recommended conditions are as follows:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. That the development of this site be in compliance with all conditions of ZN-05-06.
3. All offsite improvements must be designed and constructed with the first phase of development.
4. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
5. 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.
6. Off-sites for Tropical Parkway shall include that portion of Tropical Parkway adjacent to APN 123-30-601-015.

**Jennifer Lazovich 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 indicating she concurred with Staff recommendation with Condition No. 6 revised as read into the record.

**ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 6 AMENDED TO READ:**

6. PROPERTY OWNERS OF APN: 123-30-601-014 AND APN: 123-30-601-015 SHALL COORDINATE CONSTRUCTION OF OFF-SITES ON TROPICAL PARKWAY SO THAT OFF-SITES ADJACENT TO BOTH PARCELS ARE CONSTRUCTED CONCURRENTLY.

MOTION: Commissioner Shull

SECOND: Commissioner Thomas

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

NAYS: None

ABSTAIN: None

17. **SPR-31-07 (30586) ELDA DIAZ RESIDENCE. AN APPLICATION SUBMITTED BY ELDA DIAZ, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-EL RANCH ESTATES LIMITED DISTRICT TO ALLOW A SINGLE FAMILY RESIDENCE ON A 9,147 SQUARE FOOT LOT WHERE 10,000 SQUARE FEET IS THE MINIMUM REQUIRED. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF CHEYENNE AVENUE AND COX STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-08-810-033.**

The application was presented by Toni Ellis, Planner who explained the applicant met all required set-backs and Staff was recommending approval of SPR-31-07 subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The dwelling shall be in full compliance with the Single-Family Design Standards.
3. Ten (10) feet of corner side landscaping shall be maintained adjacent to Cheyenne Avenue.
4. The extended driveway shall not encroach into corner side landscaping along Cheyenne Avenue.
5. The property owner is required to file a merger and resubdivision parcel map to create the proposed parcel.
6. Construction of a concrete sidewalk on Cheyenne is required.
7. The property owner is required to sign a restrictive covenant for off-sites.
8. 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.
9. Incorporate an exterior to interior noise level reduction of 25 decibels into the building construction.
10. A separate disclosure statement pertaining to excessive noise shall be provided to any future buyers or renters.

**Elda Diaz, 265 Hollywood, Las Vegas, NV 89110** appeared and asked for an interpreter.

Deputy City Attorney Bethany Sanchez explained the applicant had not read the conditions.

Chairman Brown trailed the application.

**Item No. 19 was heard next.**

The discussion on Item No. 17, which was trailed, was resumed.

Deputy City Attorney Bethany Sanchez explained the applicant had met with Staff and the conditions were explained to the applicant and the applicant's architect, so the applicant was aware of the conditions and did not have any questions or problems with them as written. Ms. Sanchez verified with the applicant that she did not have any questions or concerns regarding the application. Ms. Diaz stated she did not have any questions.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

**Item No. 18 was heard next.**

18. **SPR-32-07 (30588) LIMA CORONA RESIDENCE. AN APPLICATION SUBMITTED BY LIMA CORONA, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-EL RANCH ESTATES LIMITED DISTRICT FOR A SINGLE FAMILY RESIDENCE ON A 9,458 SQUARE FOOT LOT WHERE 10,000 SQUARE FEET IS THE MINIMUM REQUIRED. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF ERNEST STREET AND CHEYENNE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-08-810-034.**

The application was presented by Toni Ellis, Planner who indicated Staff was recommending approval with the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The dwelling shall be in full compliance with the Single-Family Design Standards.
3. Ten (10) feet of corner side landscaping shall be maintained adjacent to Cheyenne Avenue.
4. The property owner is required to file a merger and resubdivision parcel map to create the proposed parcel.
5. Construction of a concrete sidewalk on Cheyenne Avenue is required.
6. The property owner is required to sign a restrictive covenant for off-sites.
7. 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.
8. Incorporate an exterior to interior noise level reduction of 25 decibels into the building construction.
9. A separate disclosure statement pertaining to excessive noise shall be provided to any future buyers or renters.

**Lima Corona, 265 Hollywood, Las Vegas, NV 89110** appeared on the application. Deputy City Attorney Bethany Sanchez translated for the applicant and indicated the applicant and the applicant's architect met with Staff and understood and agreed with the recommended conditions. The applicant did not have any questions.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

**The Public Forum was heard next.**

**19. T-1300 (30241) PREFERRED TRUCK. AN APPLICATION SUBMITTED BY DUNNAM CIVIL ENGINEERS ON BEHALF OF TRUCK PARTS AND EQUIPMENT COMPANY, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN M-2 GENERAL INDUSTRIAL DISTRICT FOR A ONE LOT INDUSTRIAL DEVELOPMENT. THE PROPERTY IS LOCATED AT 4145 FREHNER ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-01-401-002.**

The application was presented by Toni Ellis, Planner who explained Staff was recommending approval of T-1300 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. T-1300 shall be comply with all conditions of approval for SPR-24-07.
3. Proposed lots shall meet the minimum width requirement of 100 feet.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
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. 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.
8. 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.
9. All off-site improvements must be completed prior to final inspection of the first building.
10. The property owner is required to grant a roadway easement for commercial driveway(s).
11. The property owner is required to sign a restrictive covenant for utilities.

**Sam Dunnam, 3471 West Oquendo, Las Vegas, NV** appeared on behalf of the applicant indicating he concurred with Staff recommendation. He clarified regarding Condition No. 9, that there was an existing building on site and that it had been there for approximately 10 years, so that condition had already been met; on Condition No. 8, the street improvements were existing and when he spoke to Cecil Sanchez, he was agreeable that the existing improvements were acceptable and also agreed that no additional right-of-way would be required with the Tentative map; on Condition No. 4, a drainage study was submitted and approved on August 21, 2006; and on Condition No. 2, he asked for clarification of the width of the planter required on Frehner Road. Marc Jordan, Planning Manager explained the normal requirement was for 20 feet of landscaping, unless, when the item was heard, there was a reduction considered; so, it was 20 feet or less.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

**item no. 25 was heard next.**

**OLD BUSINESS**

20. **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 AND MAY 23, 2007)**

It was requested by the applicant to continue UN-37-07 with no date specified.

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

Chairman Brown stated the Public Hearing would remain open.

ACTION: CONTINUED INDEFINITELY

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

21. **UN-50-07 (29997) SAVMAN (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SAVMAN HOLDINGS LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A CONVENIENCE FOOD RESTAURANT WITH A DRIVE-THRU. THE PROPERTY IS LOCATED AT 2912 WEST CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-05-203-005. (CONTINUED MAY 23, 2007)**

It was requested by the applicant to continue UN-50-07 to July 25, 2007.

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

Chairman Brown stated the Public Hearing would remain open.

ACTION: CONTINUED TO JULY 25, 2007

MOTION: Commissioner Leavitt

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

22. **AMP-07-07 (29972) SAVOY CONDOMINIUMS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF COMMERCE 770 LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION FROM SINGLE-FAMILY MEDIUM (UP TO 13 DU/AC) TO MULTI-FAMILY (UP TO 25 DU/AC). THE PROPERTY IS LOCATED WEST OF COMMERCE STREET AND APPROXIMATELY 300 FEET NORTH OF CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-22-401-011. (CONTINUED MAY 23, 2007)**

It was requested by the applicant to continue AMP-07-07 to August 8, 2007.

Chairman Steve Brown opened the Public Hearing. The following persons filled out cards but were not asked to speak on the application:

- **Michael Belleni, 6436 Winter Moon Street, North Las Vegas, NV 89084**
- **Rick Broderick, 6437 Winter Moon Street, North Las Vegas, NV 89084**
- **Mark Flaherty, 6513 Setting Moon, North Las Vegas, NV 89084**
- **Debbie Flaherty, 6513 Setting Moon, North Las Vegas, NV 89084**

Chairman Brown stated the Public Hearing would remain open.

ACTION: CONTINUED TO AUGUST 8, 2007

MOTION: Commissioner Shull

SECOND: Vice-Chairman Trivedi

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

NAYS: None

ABSTAIN: None

23. **ZN-103-07 (29984) SAVOY CONDOMINIUMS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF COMMERCE 770 LLC, PROPERTY OWNER, FOR A RECLASSIFICATION OF PROPERTY FROM AN R-2 TWO-FAMILY RESIDENTIAL DISTRICT TO AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED WEST OF COMMERCE STREET AND APPROXIMATELY 300 FEET NORTH OF CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-22-401-011. (CONTINUED MAY 23, 2007)**

It was requested by the applicant to continue ZN-103-07 to August 8, 2007.

Chairman Steve Brown opened the Public Hearing. The following persons filled out cards but were not asked to speak on the application:

- **Michael Belleni, 6436 Winter Moon Street, North Las Vegas, NV 89084**
- **Rick Broderick, 6437 Winter Moon Street, North Las Vegas, NV 89084**
- **Mark Flaherty, 6513 Setting Moon, North Las Vegas, NV 89084**
- **Debbie Flaherty, 6513 Setting Moon, North Las Vegas, NV 89084**

Chairman Brown stated the Public Hearing would remain open.

ACTION: CONTINUED TO AUGUST 8, 2007

MOTION: Commissioner Shull

SECOND: Vice-Chairman Trivedi

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

NAYS: None

ABSTAIN: None

24. **T-1295 (29986) SAVOY CONDOMINIUMS. AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF COMMERCE 770 LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-2 TWO-FAMILY RESIDENTIAL DISTRICT (PROPOSED R-3 MULTI-FAMILY RESIDENTIAL DISTRICT) TO ALLOW AN 86 CONDOMINIUM UNIT DEVELOPMENT. THE PROPERTY IS LOCATED WEST OF COMMERCE STREET AND APPROXIMATELY 300 FEET NORTH OF CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-22-401-011. (CONTINUED MAY 23, 2007)**

It was requested by the applicant to continue T-1295 to August 8, 2007.

ACTION: CONTINUED TO AUGUST 8, 2007

MOTION: Commissioner Shull

SECOND: Vice-Chairman Trivedi

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

NAYS: None

ABSTAIN: None

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

**25. SPR-27-07 (29993) DEER SPRINGS CROSSING. AN APPLICATION SUBMITTED BY DEER SPRINGS CROSSING LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-2 GENERAL COMMERCIAL DISTRICT TO AMEND AN EXISTING SITE PLAN REVIEW (SPR-60-05) TO ADDRESS PARKING LOT SCREENING REQUIREMENTS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF NORTH 5TH STREET AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBER IS 124-23-316-002. (CONTINUED MAY 23 AND JUNE 13, 2007)**

The application was presented by Robert Eastman, Principal Planner who explained the site plan review was to address a waiver request for the parking lot landscaping. The applicant proposed a mix of a three foot wall and a one foot berm with shrubs to be located in lieu of the normally required three foot berm or wall. Staff examined the proposed revised street scape plan and were in support of the waiver; therefore, were recommending approval of SPR-27-07 subject to the conditions in the revised memo dated June 27, 2007 as follows:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. SPR-27-07 shall comply with the conditions of approval for SPR-60-05.
3. The proposed convenience food restaurant for Pad 10 shall be subject to the conditions of approval for UN-56-07.
4. A berm with a minimum height of one (1) foot may be used along Rome Boulevard, North 5<sup>th</sup> Street, and Deer Springs Way. Non-deciduous shrubs with a minimum height and diameter of three (3) feet at maturity shall be planted every three (3) feet on center in a continuous row along the top of the berm. The shrubs shall have a minimum height of one (1) foot at planting. Subject to review and approval by staff.
5. Fire access lanes shall be marked to prohibit parking in accordance with the fire code.
6. Fire access lanes, turning radii, and locations shall be designed in accordance with the fire code.

**Diana Bossard, 2260 Corporate Circle #450, Henderson, NV 89074** appeared on behalf of the applicant indicating she concurred with Staff recommendation.

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS IN REVISED MEMORANDUM DATED JUNE 27, 2007

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

**26. UN-56-07 (30158) DEER SPRINGS CROSSING (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DEER SPRINGS CROSSING LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A CONVENIENCE FOOD RESTAURANT WITH A DRIVE-THRU. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF NORTH 5<sup>TH</sup> STREET AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBER IS 124-23-316-002. (CONTINUED JUNE 13, 2007)**

The application was presented by Robert Eastman, Principal Planner who explained Staff initially had some concerns regarding the site plan and the recommended conditions would require changes to the site plan; however, Staff felt they were minor and were recommending that UN-56-07 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. That the special use permit is site specific and non-transferable;
3. That any expansions and or modifications to the proposed use shall be subject to Planning Commission review and approval;
4. The development of this site shall be in compliance with the Commercial Development Standards and Design Guidelines.
5. The site shall conform to the current parking requirements.
6. In order to facilitate an adequate turning radius into the easterly drive-thru lane, from the ingress lane of the adjacent driveway on Deer Springs Way, Building "10" shall be moved to the west accordingly. This will allow for a typical passenger vehicle to make the turning movement necessary to enter the easterly drive-thru lane.
7. The first three parking spaces on the north side of the drive aisle north of Building "A" shall be removed and replaced with a continuation of the driveway radius from the easternmost driveway on Deer Springs Way.
8. The applicant shall submit a traffic study update for review and approval.
9. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
10. Turning radii along the fire access lane shall be designed in accordance with the Fire Code.

**Diana Bossard, 2260 Corporate Circle #450, Henderson, NV 89074** appeared on behalf of the applicant indicating she concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: Commissioner Thomas

ABSTAIN: None

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

**PUBLIC FORUM**

**Scott Sauer, 5629 Midnight Breeze, North Las Vegas, NV 89081** spoke regarding T-1301 CNLV Hospital, indicating he had concerns about the impact the new site plan would have on the surrounding area and felt some of the concerns could be eliminated if the applicant was willing to work with the homeowners.

**DIRECTOR'S BUSINESS**

Marc Jordan, Planning Manager asked the Commission if they would like Polo Shirts with the City Logo. The Commission indicated they would.

Mr. Jordan also indicated Staff was working on some ordinance amendments, which had been submitted to the Home Builders Association and would like to hold a public workshop with the Planning Commission and asked for suggestions on a date. It was decided July 24, 2007 would be an acceptable date for the meeting, so Staff would find a location and get back to the Commission.

**CHAIRMAN'S BUSINESS**

Commissioner Dean Leavitt attended an audio conference regarding legislative update on national issues with planner and felt it was very interesting and informative.

**ADJOURNMENT**

The meeting adjourned at 7:36 p.m.

APPROVED: July 25, 2007

/s/ Steve Brown  
Steve Brown, Chairman

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