

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

September 26, 2007

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

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

CALL TO ORDER: 6:00 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 - Absent
Commissioner Dean Leavitt - Present
Commissioner Harry Shull - Present
Commissioner Ned Thomas - Absent

STAFF PRESENT: Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Naveen Potti, Planner
Nick Vaskov, Deputy City Attorney II
Bethany Sanchez, Deputy City Attorney II
Jennifer Doody, Development & Flood Control
Clete Kus, PW, Transportation Planner
Mike Steele, Fire Department
Jose Rodriguez, Police Department
Louise Steeps, Utilities Department
Jo Ann Lawrence, Recording Secretary

WELCOME: Chairman Steve Brown

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Commissioner Dean Leavitt

MINUTES

- **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING OF AUGUST 22, 2007.**

ACTION: APPROVED

MOTION: Commissioner Trivedi

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

Item No. 4 was heard next.

NEW BUSINESS

1. **UN-164-04 (32138) ANN PROFESSIONAL PLAZA II (PUBLIC HEARING). AN APPLICATION SUBMITTED BY OFFICES ANN ALLEN COMMONS LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT TO ALLOW THE "ON-SALE" OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A SUPPER CLUB. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF ANN ROAD AND ALLEN LANE. THE ASSESSOR'S PARCEL NUMBER IS 124-30-813-003.**

The application was presented by Marc Jordan, Planning Manager who explained a portion of the center was already constructed, which was primarily office development. The proposed supper club was approved in 2004 and met all requirements; therefore, Staff was recommending approval of the extension of time, UN-164-04, subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, the use shall comply with all applicable codes and ordinances.
2. The development of this site shall comply fully with the Commercial Development Standards and Design Guidelines and the terms and conditions of the Ann-Allen Development Agreement.
3. An overall plan for the exterior design of buildings, landscaping, parking, and signage to be located within the commercial component of the Ann-Allen development shall be approved prior to the issuance of building permits for any pad development.
4. This "On-Sale" Use Permit (UN-164-04) for a supper club is site specific and non-transferable.
5. No building or other permits shall be issued prior to approval of an overall site plan for the entire Ann-Allen development.
6. This application shall comply with the approved conditions of the associated site plan for this commercial development.
7. This "On-Sale" Special Use Permit (UN-164-04) for a supper club will expire on August 24, 2009 unless an extension of time is granted under the requirements of the Zoning Ordinance (Title 17).

8. The submitted floor plan shall be revised to meet the Business Licences and Regulations (Title 5) requirements including that only one (1) bar seat is allowed per fifteen (15) restaurant seats and that seating shall be provided for at least one hundred (100) persons for a for a full-course meal at one time.

Todd McIntosh of Kennedy Commercial, 9500 West Flamingo Suite 205, Las Vegas, NV 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, Shull and Aston

NAYS: None

ABSTAIN: None

2. **UN-97-07 (32218) AAA DISCOUNT STORAGE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY BENJAMIN DONEL ON BEHALF OF DONEL DEVELOPMENT, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE SERVICE FACILITY. THE PROPERTY IS LOCATED AT 2647 NORTH LAS VEGAS BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-13-302-005.**

The application was presented by Marc Jordan, Planning Manager who explained the proposed use was in an existing mini storage facility located on the site. The applicant indicated they were going to occupy one of the existing buildings and convert it to an auto service facility and would occupy another building on the site, which would be used for the office and waiting areas and were also proposing to convert a portion of that building to be utilized as parking to help bring the site into compliance with the parking requirements. The existing gate, which secures the mini-warehousing would be relocated behind the facility so the remaining mini-warehousing would be secure. There would also be some areas of parking for vehicles awaiting repair. Staff had some concerns, as the site was constructed and designed as a mini-warehousing complex, not for the proposed type of use. With the proposed parking, according to the Fire Department, some of it could block some of the emergency access into the mini-warehousing facility. Some of the parallel parking was unusable, as it was next to the gate, so Staff was concerned whether or not a vehicle could utilize the space; therefore, it did not count as parking and would not meet parking requirements. The zoning ordinance indicated a mini-warehousing facility was not intended for other commercial type use activities and by allowing it to be converted and allowing automobile storage within it for other commercial activity, it could be construed as a conflict or against Title 17 requirements, which Staff would not allow. The mini-warehousing storage would also be compromised by the lack of security if other cars were allowed to be in there, which would compromise the security of the mini-storage. The building was a single story building, and Staff was concerned the height would not permit installation of a lift and the building did not have the necessary environmental equipment. Redevelopment Staff indicated they were not in support of the application as it did not meet the goals and objectives of the North Redevelopment area. Staff was recommending denial of UN-97-07.

David Downey, 4075 West Desert Road, Suite A, Las Vegas, NV appeared on behalf of the applicant explaining they were asking to convert a section of the building that was off of Las Vegas Boulevard to a different use. They were willing to upgrade the existing building to comply with current Code and recommendations by Staff and were willing to change the elevations to bring them to current Code; but, were having difficulty complying with parking requirements. He explained the office and restroom area were already existing, so they were not remodeling that portion.

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

Chairman Brown closed the Public Hearing.

Commissioner Jay Aston suggested the application be continued to allow the applicant to work with Staff or deny the application, as the site needed to comply with the Zoning Ordinance.

Commissioner Dean Leavitt agreed with Commissioner Aston, that the application be continued as there were too many issues to consider approval.

Mr. Downey agreed to continue the application to October 10, 2007.

Commissioner Aston recommended an indefinite continuance, until the issues were worked out with Staff.

Mr. Downey agreed with an indefinite continuance.

ACTION: CONTINUED INDEFINITELY

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

Chairman Brown indicated the Public Hearing would remain open.

3. **UN-96-07 (32215) AAA DISCOUNT STORAGE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY BENJAMIN DONEL ON BEHALF OF DONEL DEVELOPMENT, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO CONVERT A PORTION OF AN EXISTING MINI-STORAGE FACILITY INTO AN AUTOMOBILE SERVICE FACILITY. THE PROPERTY IS LOCATED AT 2647 NORTH LAS VEGAS BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-13-302-005 AND 139-13-301-002.**

Marc Jordan, Planning Manager recommended, since Item No. 2 was continued indefinitely, that UN-96-07 also be continued indefinitely.

David Downey, 4075 West Desert Road, Suite A, Las Vegas, NV appeared on behalf of the applicant and agreed to an indefinite continuance.

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

Chairman Brown indicated the Public Hearing would remain open.

ACTION: CONTINUED INDEFINITELY

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

Item No. 6 was heard next.

4. **UN-98-07 (32216) NEVADA STATE BANK (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NEVADA STATE BANK ON BEHALF OF GPH LLC, PROPERTY OWNER, FOR A USE PERMIT IN AN R-A/CR, REDEVELOPMENT AREA/COMMERCIAL RETAIL SUBDISTRICT TO ALLOW A FINANCIAL INSTITUTION (BANK). THE PROPERTY IS LOCATED AT 2332 CIVIC CENTER DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 139-23-503-001.**

ACTION: WITHDRAWN

5. VN-22-07 (32217) NEVADA STATE BANK (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NEVADA STATE BANK ON BEHALF OF GPH LLC, PROPERTY OWNER FOR A VARIANCE IN AN R-A/CR, REDEVELOPMENT AREA/COMMERCIAL RETAIL SUBDISTRICT TO ALLOW A PARKING LOT SETBACK OF ZERO (0) FEET WHERE TEN (10) FEET IS THE MINIMUM REQUIRED. THE PROPERTY IS LOCATED AT 2332 CIVIC CENTER DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 139-23-503-001.

ACTION: WITHDRAWN

Item No. 10 was heard next.

6. VAC-15-07 (32038) FIRE STATION #53 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS, PROPERTY OWNER, TO VACATE THE NORTHERLY TEN (10) FEET OF GOWAN ROAD COMMENCING AT FUSELIER DRIVE AND PROCEEDING WEST APPROXIMATELY 306 FEET. THE ASSESSOR'S PARCEL NUMBER IS 139-08-601-008.

The application was presented by Marc Jordan, Planning Manager who explained the requested vacation was to help to facilitate the construction of the new Fire Station No. 53, which was approved in the area. Staff was recommending approval of VAC-15-07.

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

Chairman Brown closed the Public Hearing.

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

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

7. **ZN-109-07 (32040) TROPICAL 10 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TROPICAL 10 LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN O-L OPEN LAND DISTRICT TO AN M-2 GENERAL INDUSTRIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF TROPICAL PARKWAY AND BEESLEY DRIVE. THE ASSESSOR'S PARCEL NUMBERS ARE 123-27-301-002 AND 123-27-301-003.**

The application was presented by Marc Jordan, Planning Manager who explained the proposed request was consistent with the Comprehensive Plan designation of Heavy Industrial. Staff was recommending approval of ZN-109-07.

Dubernia Bales, Zone Engineering, 50 South Jones Boulevard, Las Vegas, NV 89107 appeared on behalf of the applicant indicating he concurred with Staff recommendation.

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

Chairman Brown closed the Public Hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

8. **VAC-16-07 (32041) TROPICAL 10 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TROPICAL 10 LLC, PROPERTY OWNER, TO VACATE CORBETT STREET BETWEEN BEESLEY DRIVE AND FANNIN WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 123-27-301-002 AND 123-27-301-003.**

The application was presented by Robert Eastman, Principal Planner who explained the vacation was supported by the Department of Public Works and Staff was recommending that VAC-16-07 be approved subject to the following condition:

1. The vacation is required to record concurrent with the approval of the off-site improvements plans for Tropical Parkway, Beesley Drive, and Fannin Way. Should the Order of Vacation not record within two years from the approval date, the vacation shall be deemed null and void.

Dubernia Bales, Zone Engineering, 50 South Jones Boulevard, Las Vegas, NV 89107 appeared on behalf of the applicant indicating he concurred with Staff recommendation.

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

Chairman Brown closed the Public Hearing.

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

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

9. **VAC-17-07 (32078) CHEYENNE AND CLAYTON CONDO (PUBLIC HEARING). AN APPLICATION SUBMITTED BY HEDLEY BIZCTR NORTH LAS VEGAS LP, PROPERTY OWNER, TO VACATE A SLOPE EASEMENT ADJACENT TO CHEYENNE AVENUE. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CHEYENNE AVENUE AND CLAYTON STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-08-803-010.**

The application was presented by Robert Eastman, Principal Planner who explained Staff was recommending that VAC-17-07 be approved subject to the following condition:

1. Should the Order of Vacation not record within two (2) years from the approval date, the vacation shall be deemed null and void.

Patricia Ortiz of WRG Design Inc, 3011 West Horizon Ridge Parkway, Henderson, NV 89052 appeared on behalf of the applicant indicating she concurred with Staff recommendation.

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

Chairman Brown closed the Public Hearing.

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

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

Item No. 12 was heard next.

10. **ZN-110-07 (32161) ALEXANDER AND MLK (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GHASSAN SHAMOUN ON BEHALF OF GHASSAN SHAMOUN AND ZUHAIR ZORA, PROPERTY OWNERS, FOR A RECLASSIFICATION OF PROPERTY FROM AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF AN APPROXIMATE 11,012-SQUARE-FOOT TWO-STORY OFFICE BUILDING. THE PROPERTY IS LOCATED APPROXIMATELY 153 FEET NORTH OF ALEXANDER ROAD AND APPROXIMATELY 170 FEET WEST OF MARTIN LUTHER KING BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-04-410-012 AND 139-04-410-013.**

It was requested by the applicant to continue ZN-110-07 to October 24, 2007.

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, Shull and
Aston

NAYS: None

ABSTAIN: None

Item No. 16 was heard next.

11. **UN-103-05 (32102) CRAIG PAD E PARTNERS LLC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY BUSINESS PROPERTIES GROUP ON BEHALF OF CRAIG PAD E PARTNERS LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW THE "ON-SALE" OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A SUPPER CLUB. THE PROPERTY IS LOCATED AT 525 WEST CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-03-314-006.**

Nick Leventis, 100 Corporate Park Drive, Henderson, NV 89074 appeared on behalf of the applicant requesting that UN-103-05 be continued to October 10, 2007 in order to work with Staff on issues raised in the Staff Report.

ACTION: CONTINUED TO OCTOBER 10, 2007

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

Item No. 1 was heard next.

12. **VAC-18-07 (32208) DESERT OAKS PLAZA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THOMAS HELLUMS ON BEHALF OF DESERT OAKS PLAZA LLC, PROPERTY OWNER, TO VACATE A 40-FOOT-WIDE DRIVEWAY AT THE SOUTHEAST CORNER OF THE SITE. THE PROPERTY IS LOCATED NORTH OF CRAIG ROAD AND APPROXIMATELY 805 FEET WEST OF ALLEN LANE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-06-601-012, 139-06-601-013, 139-06-601-014 AND 139-06-601-015.**

The application was presented by Robert Eastman, Principal Planner who explained Staff was recommending approval of VAC-18-07 subject to the following condition:

1. The vacation is required to record concurrent with the final map. Should the Order of Vacation not record within two years of the approval date, the vacation shall be deemed null and void.

Thomas Hellums of Dwyer Engineering, Inc., 7330 Smoke Ranch Road, Las Vegas, NV 89128 appeared on behalf of the applicant indicating he concurred with Staff recommendation.

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

Chairman Brown closed the Public Hearing.

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

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

13. **UN-93-07 (32083) CROSSROADS TOWNE CENTER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JAVED AKHTAR 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 BEER AND WINE IN CONJUNCTION WITH A RESTAURANT. THE PROPERTY IS LOCATED AT 6584 NORTH DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 124-19-410-004.**

The application was presented by Naveen Potti, Planner who explained Title 5 required that a beer and wine "on-sale" location shall not be located within a distance of 400 feet of any religious institution, school, city owned park, or a child care facility licensed for more than 12 children. The subject development complied with the distance separation requirement; therefore, Staff was recommending approval of UN-93-07 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. This use permit is site specific and non transferrable.

Javed Akhtar, 6584 North Decatur Boulevard, Suite 140, North Las Vegas, NV indicated 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, Shull and Aston

NAYS: None

ABSTAIN: None

14. UN-95-07 (32213) CRAIG COMMERCE CENTER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CHEER XCEL OUTLAWS INC. ON BEHALF OF HARSCH INVESTMENT PROPERTIES-CRAIG LLC, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW AN INDOOR ATHLETIC TRAINING FACILITY. THE PROPERTY IS LOCATED AT 2629 EAST CRAIG ROAD, SUITE D. THE ASSESSOR'S PARCEL NUMBER IS 139-01-301-002.

The application was presented by Naveen Potti, Planner who explained the proposed facility would be approximately 8,008 square feet with an overall building height of 30 feet. Based on previous uses at the proposed location, the total number of parking spaces required for the whole development was 318 and the total number of spaces available on the site was 227. The proposed site was short by 99 parking spaces and with the addition of the proposed facility, where the parking calculations were based on one space per 100 square feet of floor area, the use would require an additional 75 parking spaces. However, in the letter of intent, the applicant indicated the facility would be operated between the hours of 4 p.m to 9 p.m., which was after the regular business hours and would have approximately 20 students between the ages of three and sixteen. Based on the information provided by the applicant, Staff has imposed a condition on the working hours and number of students allowed at the facility at any given time. Staff was recommending that UN-95-07 be approved 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. This use permit is site specific and non transferrable.
3. The operations hours of the facility shall be between 4 p.m to 9 p.m for a maximum 20 students between the ages of three (3) to sixteen (16) at any given time.
4. Approval of a parking study is required prior to issuance of a business license.
5. If the space(s) to be occupied is not currently classified as an assembly occupancy (A-3 or A-4 depending on the seating arrangement), the applicant must apply for a change of occupancy through the Division of Building Safety. Occupancy of the space(s) shall not be allowed until the application and all necessary work for the proposed new use is reviewed, inspected and approved by the City. Any plans submitted for remodel will simultaneously satisfy this requirement.

6. Prior to the occupancy, the applicant shall submit tenant improvement plans for review and approval to the Permit Application Center. The plans shall comply the requirements of new occupancy group B for business.

Lisa Golden, 6190 Seaside Park Avenue, Las Vegas, NV 89110 indicated the majority of the students did not drive and there were normally only six parking spaces used at any given time and they never needed anywhere close to 75 parking spaces. She explained she was the only coach and could not coach more than 20 children at a time on one team.

Chairman Steve Brown asked the applicant if she had experience at another location, which would indicate that no more than five or six parking spaces were necessary.

Ms. Golden responded they were at another location, which was 5700 square feet and they never used more than six parking spaces, which was their allotted number of spaces.

Chairman Steve Brown asked if the parking study addressed in Condition No. 4 was a code requirement.

Clete Kus of Public Works responded the parking study was not a code requirement. He explained previously when the application was submitted, there was uncertainty in regards to the actual type of operation that would occur at that facility and since it had the potential to create a significant parking demand, Condition No. 4 was added.

Chairman Brown asked if Condition No. 4 could be deleted. Mr. Kus responded, since the number of students and working hours was being limited, Staff would not be opposed to the deletion of condition No. 4.

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 NO. 4

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

15. ZOA-09-07 (32073) CNLV (PUBLIC HEARING). AN ORDINANCE AMENDMENT INITIATED BY THE CITY OF NORTH LAS VEGAS TO AMEND TITLE 17 (SECTION 17.28.050) TO INCREASE THE DISTANCE SEPARATION REQUIREMENTS FOR AUTO TITLE LOANS; DEFERRED DEPOSIT LOANS; AND SHORT-TERM LOANS AND PROVIDE FOR OTHER MATTERS PROPERLY RELATED THERETO.

The application was presented by Naveen Potti, Planner who explained, the amendment would increase the proximity distance requirements from the current 1,000 feet to 2500 feet from all existing or approved deferred deposit loan, short-term loan, or auto title loan establishments and also would increase from 200 feet to 500 feet from all developed residential districts. Staff was recommending that ZOA-09-07 be approved.

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 Leavitt

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

Item No. 19 was heard next.

16. **FDP-08-07 (32211) COSTELLO OFFICE WAREHOUSE. AN APPLICATION SUBMITTED BY COSTELLO FAMILY TRUST ETAL, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF ONE (1) RETAIL BUILDING AND TWO (2) OFFICE/WAREHOUSE BUILDINGS. THE PROPERTY IS LOCATED AT 3500 AND 3516 CORAN LANE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-20-202-004 AND 139-20-202-005.**

It was requested by the applicant to continue FDP-08-07 to October 10, 2007.

ACTION: CONTINUED TO OCTOBER 10, 2007

MOTION: Commissioner Trivedi

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

17. **SPR-43-07 (32143) CHEYENNE MARKET SQUARE. AN APPLICATION SUBMITTED BY ETHOS THREE ARCHITECTURE ON BEHALF OF SREF/GTIS INVESTLAND LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A WAIVER OF THE FOLLOWING COMMERCIAL DESIGN STANDARDS: 1. BUILDING ORIENTATION REQUIREMENTS 2. PERIMETER LANDSCAPE REQUIREMENTS AND 3. DRIVE APPROACH STANDARDS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CHEYENNE AVENUE AND MARTIN LUTHER KING BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-16-501-001.**

It was requested by the applicant to continue SPR-43-07 to October 10, 2007.

ACTION: CONTINUED TO OCTOBER 10, 2007

MOTION: Commissioner Trivedi

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

OLD BUSINESS

18. **UN-38-07 (29561) QUALITY GARDENS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MELVIN GREEN ARCHITECT LTD ON BEHALF OF MANFRED AND CHERYL POLK, PROPERTY OWNER, FOR A USE PERMIT IN AN R-E RANCH ESTATES DISTRICT (PROPOSED C-P, PROFESSIONAL OFFICE COMMERCIAL DISTRICT) TO ALLOW A CHILD CARE FACILITY. THE PROPERTY IS LOCATED AT 4008 NORTH DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-06-411-008. (CONTINUED AUGUST 8 AND 22, 2007)**

It was requested by the applicant to continue UN-38-07 to October 10, 2007.

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 10, 2007

MOTION: Commissioner Trivedi

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

Item No. 20 was heard next.

19. **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. (CONTINUED SEPTEMBER 12, 2007)**

The application was presented by Robert Eastman, Principal Planner who explained a previous site plan was approved approximately six months ago and the site had been redesigned since that time. The proposed site plan was in general conformance with the Design Standards and parking requirements; however, there were some problems with the fire access lane and turning radii that were not in compliance with Fire Code; however, Staff felt those items could be addressed during the building permit process and Staff was recommending that SPR-40-07 be approved with the conditions listed in the Staff Report with Condition No. 13 deleted. The original conditions are as follows:

1. Unless expressly authorized through a variance, waiver or another 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. An outdoor plaza area shall be provided (minimum size is 250 square feet).
 - b. A consistent level of detailing and finish is required for all sides of the building.
 - c. Landscaping islands shall be provided on both sides of the trash enclosures visible from the right-of-way.
3. The applicant shall comply with all conditions of approval for VAC-14-07.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. El Campo Grande is 80-foot ROW and Tropical Parkway is 100-foot ROW.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans.

7. The size and number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.130. Conformance may require modifications to the site.
8. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
9. 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. 10' on Tropical Parkway
 - b. 10' on El Campo Grande Avenue
 - c. associated spandrels
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.
12. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
13. Construction of a 32' paved access road on El Campo Grande Avenue from the site to Hollywood Boulevard is required.
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. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
16. 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.
17. 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.

18. All off-site improvements must be completed prior to final inspection of the first building.
19. An application for the vacation of Castleberry Lane is required to be submitted and approved or this application shall be deemed null and void.
20. The developer shall participate in an S.I.D. for sewer service.
21. The civil improvement plans for the project shall include a schedule 40 PVC fiber optic conduit along Tropical Parkway and along El Campo Grande.
22. The property owner of APN #123-28-701-001 must grant by legal document, an easement for ingress/egress and emergency access along the Castleberry Lane alignment. Otherwise, this site plan must be revised to show the 24' fire lane along said alignment entirely on this site plan. The subject easement must be provided prior to or upon submittal of the civil improvement plans.
23. The developer is required to construct a raised median within Tropical Parkway. The median shall be constructed per *Clark County Area Uniform Standard Drawing* numbers 218 and 219 "A" type island curb.
24. Median landscape and irrigation plans must be submitted to the Parks Department. Final approval of the civil improvement plans will not be acquired prior to Parks approval of the landscaping plans.
25. Fire access lanes shall be located in accordance with Fire Code requirements.
26. Fire access lanes shall be designed in accordance with Fire Code requirements.
27. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
28. Turning radii along the fire access lanes shall be designed in accordance with the Fire Code.
29. 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.
30. The required fire department access, including width and surfacing, shall be provided and approved by the Fire Department prior to certificate of occupancy.

31. The gates on the trash enclosures shall be hung approximately 8" from the ground.
32. Adequate lighting shall be provided in the outdoor storage yards.

Nick Laventis, 100 Corporate Park Drive, Henderson, NV appeared on behalf of the applicant indicating he concurred with staff recommendation and asked that Condition No. 18 be amended to read: All off-site improvements must be completed prior to final inspection of the first building, or as otherwise approved by the Director of Public Works.

Jennifer Doody of Public Works indicated she agreed with the requested amendment to Condition No. 18.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 13 AND CONDITION NO. 18 AMENDED TO READ:

18. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING, OR AS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

MOTION: Commissioner Aston

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

Public Forum was heard next.

20. **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. (CONTINUED SEPTEMBER 12, 2007)**

It was requested by the applicant to continue ZN-107-07 to October 24, 2007.

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 Trivedi

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

NAYS: None

ABSTAIN: None

21. **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 AND SEPTEMBER 12, 2007)**

It was requested by the applicant to continue T-1200 to October 10, 2007.

ACTION: CONTINUED TO OCTOBER 10, 2007

MOTION: Commissioner Trivedi

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

Item No. 11 was heard next.

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

There was no report given.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 6:32 p.m.

APPROVED: October 24, 2007

/s/ Steve Brown
Steve Brown, Chairman

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