

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

August 11, 2010

**BRIEFING:** 5:35 P.M., Conference Room, North Las Vegas City Hall, 2200 Civic Center Drive

**CALL TO ORDER:** 6:02 P.M., Council Chambers, North Las Vegas City Hall, 2200 Civic Center Drive

**WELCOME:** Chairman Dilip Trivedi

**ROLL CALL:** Chairman Dilip Trivedi- Present  
Vice-Chairman Steve Brown - Present  
Commissioner Dean Leavitt - Present  
Commissioner Jay Aston - Present  
Commissioner Jo Cato - Absent  
Commissioner Laura Perkins - Absent  
Commissioner Joseph DePhillips - Present

**STAFF PRESENT:** Marc Jordan, Planning Manager  
Robert Eastman, Principal Planner  
Bethany Sanchez, Deputy City Attorney II  
Jennifer Doody, Development & Flood Control  
Eric Hawkins, Public Works  
Nicole Hunt, Utilities  
Madeleine Jabbour, Utilities  
Jo Ann Lawrence, Recording Secretary

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

**PLEDGE OF ALLEGIANCE:** Vice-Chairman Steve Brown

**PUBLIC FORUM**

**Walter Foster, 3405 Kingbird Drive, North Las Vegas, NV 89084** inquired what transpired at the August 9, 2010 Special City Council Meeting regarding access to Aliante Golf Course.

Mr. Foster was referred to City Council regarding the outcome of the meeting.

**MINUTES**

• **APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF JULY 14, 2010.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

**NEW BUSINESS**

1. **UN-57-10 (41426) GARAGE CONVERSION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CHARLES R. BURNETT, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN R-1, SINGLE-FAMILY LOW DENSITY DISTRICT TO ALLOW A GARAGE CONVERSION. THE PROPERTY IS LOCATED AT 3408 LILLIS CIRCLE. THE ASSESSOR'S PARCEL NUMBER IS 139-24-512-016.**

The application was presented by Marc Jordan, Planning Manager who explained the garage was converted before the home was purchased by the applicant. When researching the application, Staff found there was a building permit issued in 1977, but there were no records of inspections or follow-through on the building permit. The applicant submitted paperwork showing three other garage conversions were legally converted within 300 feet of the home. The applicant was in compliance with the exception of the driveway being only 16 feet in width, where 18 feet was required; but, there was sufficient space on the property to comply with the requirement. Staff was recommending approval of UN-57-10 with the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes, ordinances and the Single-Family Design Guidelines.
2. That the driveway shall meet the minimum dimensions of eighteen (18) feet by twenty (20) feet.

**Charles Burnett, 3408 Lillis Circle, North Las Vegas, NV 89030** concurred with Staff recommendation.

Chairman Dilip Trivedi opened the Public Hearing. There was no public participation.

Chairman Trivedi closed the Public Hearing.

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

**MOTION: Commissioner Aston**

**SECOND: Commissioner Leavitt**

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

**NAYS: None**

**ABSTAIN: None**

**2. UN-59-10 (41449) MARIA REYNOSA DBA NV AUTO REPAIR (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MARIA N. REYNOSA ON BEHALF OF TRUST THIRTEEN & BUETTNER HUNTER P&J CO-TRUST, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW AN AUTOMOBILE REPAIR FACILITY. THE PROPERTY IS LOCATED AT 3824 LOSEE ROAD, SUITE "C". THE ASSESSOR'S PARCEL NUMBER IS 139-11-504-005.**

The application was presented by Marc Jordan, Planning Manager who explained Staff had no objection to the use. It appeared the building and surrounding buildings were currently being used for auto repair services; however, Staff was concerned the storage yard was not completely screened; so it was recommended a block wall be built in front of the storage yard and a landscape plan be submitted showing the landscaping would be brought up to Code. Staff was recommending approval of UN-59-10 with 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 all work shall be performed within the building.
3. All vehicles awaiting repair shall be screened properly as required by Title 17.
4. An eight (8) foot high solid masonry wall shall be provided in front of the storage yard behind the existing landscaped planter area.
5. Perimeter and parking lot landscaping shall be enhanced to provide a 60% ground coverage. In addition, one 24-inch box tree shall also be planted within the planter area adjacent to the drive aisle and Losee Road. A landscaping plan shall be submitted to staff for review and approval prior to issuance of a business license.

**Maria Reynosa, 3824 Losee Road #C, North Las Vegas, NV 89030** indicated she concurred with Staff recommendation.

Chairman Dilip Trivedi opened the Public Hearing. There was no public participation.

Chairman Trivedi closed the Public Hearing.

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

**MOTION: Commissioner Leavitt**

**SECOND: Vice-Chairman Brown**

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

**NAYS: None**

**ABSTAIN: None**

**3. SNC-01-10 (41337) CRAIG & ALLEN (ALEXAN DRIVE) (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CRAIG ALLEN DEVELOPMENT LLC, PROPERTY OWNER, REQUESTING A STREET NAME CHANGE TO RENAME ALEXAN DRIVE TO CRAIG CROSSING. THE STREET NAME CHANGE COMMENCES AT THE INTERSECTION OF CRAIG ROAD AND ALEXAN DRIVE AND PROCEEDS SOUTHEAST ALONG THE ALIGNMENT OF ALEXAN DRIVE AND ENDS AT THE INTERSECTION OF ALEXAN DRIVE AND ALLEN LANE.**

The application was presented by Marc Jordan, Planning Manager who explained the applicant was requesting the name change as they believed it would allow the property to be more easily located and it would be better integrated into the surrounding neighborhood. In reviewing the application, Staff had no objection and had received letters from the Fire Alarm Office and Post Office, who also had no concerns with the request. Staff was recommending approval of SNC-01-10 and that it be forwarded to City Council for final consideration.

**Juli Hunt, 5511 Casa Monica Court, Las Vegas, NV 89141** appeared on behalf of the applicant indicating she concurred with Staff recommendation.

Chairman Dilip Trivedi opened the Public Hearing. There was no public participation.

Chairman Trivedi closed the Public Hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

4. **UN-58-10 (41434) CHARLIE BROWN CONSTRUCTION INCORPORATION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY STEPHEN BECKWITH ON BEHALF OF CHARLIE BROWN CONSTRUCTION INC., PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW ADDITIONAL SECURITY MEASURES CONSISTING OF RAZOR WIRE FENCE. THE PROPERTY IS LOCATED AT 801 EAST COLTON AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-11-402-001.**

The application was presented by Robert Eastman, Principal Planner who explained the razor wire had been located on the property since 1996 and was part of the security for their hazardous materials. The applicant submitted letters of support from the neighboring property owners and also had support from the Police Department due to the location and being in an industrial area and a lack of pedestrian activity near the site. Staff was recommending approval of UN-58-10 and that it be forwarded to City Council for final consideration with the following recommended conditions:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. The total height of the walls, including the razor wire, shall not exceed ten (10) feet.

**Steve Beckwith, 801 East Colton Avenue, North Las Vegas, NV 89030** appeared on behalf of Charlie Brown Construction indicating he concurred with Staff recommendation.

Chairman Dilip Trivedi opened the Public Hearing. There was no public participation.

Chairman Trivedi closed the Public Hearing.

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

**MOTION: Commissioner Leavitt**

**SECOND: Vice-Chairman Brown**

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

**NAYS: None**

**ABSTAIN: None**

5. **SPR-08-09 (41395) WEBSITE BUSINESS PARK. AN APPLICATION SUBMITTED BY PASSCO COMPANIES DEVELOPMENT, LLC ON BEHALF OF PCDC DEVELOPMENT FUND 2006, LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME OF A PREVIOUSLY APPROVED SITE PLAN REVIEW IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW AN INDUSTRIAL DEVELOPMENT CONSISTING OF APPROXIMATELY 270,450 SQUARE FEET WITH WAIVERS FROM THE INDUSTRIAL DEVELOPMENT STANDARDS. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF TROPICAL PARKWAY AND BEESLEY DRIVE. THE ASSESSOR'S PARCEL NUMBERS ARE 123-27-201-025 AND 123-27-201-026.**

The application was presented by Robert Eastman, Principal Planner who explained the submitted site plan was the same as what was submitted and approved in 2009. It contained approximately 247,000 square feet of warehouse space and slightly less than 23,000 square feet of office space. The development was in compliance with the Industrial Design Guidelines and the parking requirements were met. Staff was recommending approval of SPR-08-09 subject to the previously approved conditions as follows:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. The extension of time for SPR-08-09 shall expire on August 11, 2011.
3. The development shall comply with the Industrial Design Guidelines with the following exception:
  - a. The Office/warehouse buildings can be oriented away from the street intersections.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Approval of a traffic study is required prior to submittal of the civil improvements plans.
6. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Tropical Parkway.

7. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and *City of North Las Vegas Municipal Code* section 16.24.100.B:
  - a. Tropical Parkway
  - b. Beesley Drive
  - c. Azure Avenue
  - d. Associated spandrels
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. The property owner is required to grant a roadway easement for commercial driveway(s).
12. The property owner is required to sign a restrictive covenant for utilities.
13. Construction of a 32-foot access road on Tropical Parkway to the nearest paved street is required.
14. A construction phasing plan, depicting onsite development and supporting offsite improvements, as well as construction access routes, shall be provided by the developer. Approval by the Department of Public Works is required prior to the issuance of any permits.
15. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
16. Fire access lanes shall be designed and located in accordance with the Fire Code requirements.
17. The applicant shall sign agreement with the City to participate in the Sewer SID cost sharing prior to the City processing an inter-local agreement with Clark County (or prior to mylar approval).

**Carey Levy, Passco Companies Development, 96 Corporate Center Drive #2000, Irvine, CA 92606** appeared on behalf of the applicant indicating he concurred with Staff recommendation. He explained they had purchased Raceway Business Park along Hollywood Boulevard, so their commitment was to show the City they were here for the long term, but the market conditions had not allowed for funding and lender participation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

**OLD BUSINESS**

6. **UN-31-10 (40958) REHABILITATION CHILDREN'S AREA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ADAN CASTILLO ON BEHALF OF IGLESIA DE DIOS NORTH LAS VEGAS, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT TO ALLOW AN EXPANSION TO AN EXISTING CHURCH. THE PROPERTY IS LOCATED AT 3028 HADDOCK AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 139-13-810-001, 139-13-810-002, 139-13-811-001, 139-13-811-004 AND 139-13-811-005. (CONTINUED MAY 26, 2010)**

The application was presented by Robert Eastman, Principal Planner who explained the application was previously continued from the May 25, 2010 meeting and since that time, the applicant had submitted a revised site plan, which was in conformance with the variance, which was approved May 26, 2010. The buildings were now in compliance with the Commercial Design Standards and the parking lot was also in compliance. There were some conditions that required the applicant to change a few driveways; however, those were minor issues and did not affect the proposed parking lot layout. Staff was recommending approval of UN-31-10 with 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 development shall comply with the Commercial Development Standards and Design Guidelines including but not limited to the following:
  - a. That the trash enclosure shall be relocated away from the street front.
3. That the operation of any type of private or parochial school on the site is prohibited, unless approved through a separate special use permit.
4. That if parking spaces located at 2520 Belmont Street are removed or made unavailable to church members, then adherence to Title 17 parking requirements for a church shall be required and the submittal of a floor plan indicating the seating capacity of the main assembly hall/sanctuary shall be required at the time of building permit issuance.
5. That a minimum ten (10) feet of perimeter landscaping shall be provided between parking areas and Haddock Avenue. Street trees and plant materials providing appropriate ground coverage are required per Title 17.24.200.J.
6. Parking lot and foundation landscaping shall be provided as shown on the revised site plan dated July 8, 2010.

7. That a three (3) foot berm or decorative wall is not required for screening of parking areas which abut Haddock Avenue.
8. That a minimum six (6) foot wide perimeter landscape buffer shall be provided along the eastern property line of the site. The landscape buffer shall be landscaped with approved plant materials and trees that will include: 24-inch box trees or a larger tree variety spaced at intervals of 20 feet and plant materials providing a minimum ground coverage of 60% (not including trees) to be reached within two (2) years of the time a certificate of occupancy is issued by the city.
9. A Technical Drainage Study (TDS) or waiver is required prior to civil plan submittal.
10. The existing driveways along the southern (Haddock Street) and western (Belmont Street) boundaries must be upgraded to Uniform Standard Drawing no 226.
11. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code.
12. The property owner is required to grant roadway easements for commercial driveways.
13. A revocable encroachment permit for landscaping within the public right of way is required.
14. All NV Energy easements and poles must be shown. The poles shall be fully located within the landscape area and if the relocation of any poles is required it will be at the expense of the developer.
15. The property owner is required to sign a restrictive covenant for utilities.
16. Show all existing easements on the site plan.

**Ray Figueroa, 6648 Johnny Love Lane, North Las Vegas, NV 89086** appeared on behalf of the applicant indicating he concurred with Staff recommendation.

Chairman Dilip Trivedi opened the Public Hearing. There was no public participation.

Chairman Trivedi closed the Public Hearing.

Commissioner Joseph DePhillips noted a recommendation was added by the Police Department that motion sensor lighting should be installed along the north side of the building located on the northeast side of the property and asked if a condition could be added requiring the lighting.

Commissioner Dean Leavitt was in support of adding a condition requiring motion sensor lighting.

Mr. Eastman read Condition No. 17 as follows: Motion sensor lighting shall be installed along the north side of the building located on the northeast side of the property.”

Mr. Figueroa agreed to the addition of Condition No. 17 as read into the record.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH  
CONDITION NO. 17 ADDED TO READ:

17. MOTION SENSOR LIGHTING SHALL BE INSTALLED ALONG THE  
NORTH SIDE OF THE BUILDING LOCATED ON THE NORTHEAST  
SIDE OF THE PROPERTY.

MOTION: Commissioner Leavitt

SECOND: Commissioner DePhillips

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

NAYS: None

ABSTAIN: None

**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 6:26 p.m.

APPROVED: September 8, 2010

/s/ Dilip Trivedi  
Dilip Trivedi, Chairman

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