

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

December 8, 2010

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

STAFF PRESENT: Frank Fiori, Community Development Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Bethany Sanchez, Deputy City Attorney II
Jennifer Doody, Development & Flood Control
Eric Hawkins, Public Works, Traffic
Jose Rodriguez, Police Department
Doug Bergstrom, Utilities Department
Jo Ann Lawrence, Recording Secretary

WELCOME: Chairman Dilip Trivedi

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Vice-Chairman Steve Brown

PUBLIC FORUM

- **Dahlas Antoku**, no address stated, talked about LED lighting for the new City Hall and also in the four to five block area surrounding it.

MINUTES

- **APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 10, 2010.**

ACTION: APPROVED

MOTION: Commissioner Perkins

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

Chairman Dilip Trivedi recognized Councilwoman Anita Wood.

NEW BUSINESS

1. **AMP-09-10 (42108) AMENDMENT TO THE 2006 COMPREHENSIVE MASTER PLAN - RESOLUTION NO. 2453 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS FOR AN AMENDMENT TO THE CITY OF NORTH LAS VEGAS 2006 COMPREHENSIVE MASTER PLAN, TO AMEND CHAPTER 3, GUIDING PRINCIPLES, GOALS, AND POLICIES, AND APPENDIX B, EXISTING CONDITIONS, TO COMPLY WITH THE REQUIREMENTS OF NRS 278.160(F), HOUSING PLAN; AND AMEND GOAL 7.5, WATER SUPPLY, AND GOAL 8.3, CODE ENFORCEMENT. A COPY OF THE PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN IS ON FILE WITH THE COMMUNITY DEVELOPMENT DEPARTMENT.**

It was requested to continue AMP-09-10 to January 12, 2011.

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

Chairman Trivedi indicated the Public Hearing would remain open.

ACTION: CONTINUED TO JANUARY 12, 2011

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

2. UN-48-10 (42065) FARMER BOYS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY FARMER BOYS ON BEHALF OF G P N LLC, PROPERTY OWNER, FOR AN AMENDMENT TO CONDITION 2B REGARDING LANDSCAPING FOR A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN THE R-A/CR, REDEVELOPMENT AREA/COMMERCIAL RETAIL SUBDISTRICT TO ALLOW A CONVENIENCE FOOD RESTAURANT. THE PROPERTY IS LOCATED AT 2341 NORTH LAS VEGAS BOULEVARD. (SOUTHWEST CORNER OF LAS VEGAS BOULEVARD AND CAREY AVENUE). THE ASSESSOR'S PARCEL NUMBERS ARE 139-23-503-002 AND 139-23-503-003.

The application was presented by Marc Jordan, Planning Manager who explained the request was to amend Condition No. 2.b on the approved special use permit that allowed a convenience food restaurant. Condition No. 2.b specifically required the applicant to comply with the landscaping shown on the revised plan dated July 6, 2010. The plan showed 24 20' tall Phoenix Date Palms on the site and the applicant was requesting the Commission and Redevelopment Agency's consideration to amend the use permit to allow 8 Phoenix Date Palms on the site, four of them at the intersection of Carey and Las Vegas Boulevard in the pedestrian area and then four others at the pedestrian entrance just south of the existing bus stop, which Staff considered the two main focal points of the site. The applicant would also provide 16 Washingtonians located throughout the site, so there would still be a total of 24 palm trees on the site. There would be additional trees located on the site and some other trees located around the date palms. In reviewing the request, Staff had no objections and was recommending approval to amend Condition No. 2.b. Staff was recommending approval of UN-48-10 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. The applicant shall comply with the Commercial Development Standards and Design Guidelines, with the following exceptions:
 - a. The building is not required to be oriented toward the street frontage or corner.
 - b. Landscaping shall be provided as shown on the revised site plan dated October 11, 2010, in addition to the following:
 - (1) A minimum 50% of ground coverage of shrubs and ground cover shall be provided within two years that a certificate of occupancy is issued.

- (2) A three foot high decorative wall or landscape hedge shall be provided along the exterior of the drive through lane. Should a landscape hedge be provided, such landscaping must reach a three foot height within two years that a certificate of occupancy is issued.
3. The existing sidewalk (excluding the sidewalk in front of the existing bus stop) adjacent to Las Vegas Boulevard shall be removed and a new sidewalk, a minimum of eight (8) feet in width shall be placed behind a five (5) foot wide landscaping buffer separating the sidewalk from existing and/or future travel lanes.
4. The pedestrian/handicap access between the building and Las Vegas Boulevard shall utilize decorative pavers or stamped and decorative concrete to help distinguish this area from the drive aisle and parking areas.
5. The decorative paving area at the corner of Las Vegas Boulevard and Carey Avenue and pedestrian access near the bus stop shall be "hardscaped" with decorative pavers or stamped and decorative concrete, and include tree wells, and additional features such as, but not limited to, street furniture, potted plants and ornamental lighting, subject to staff review and approval.
6. A three (3) foot high decorative masonry / wrought iron wall shall be provided at the back of the landscape area adjacent to Las Vegas Boulevard to partially screen the parked cars from view.
7. Nevada Department of Transportation (NDOT) Concurrence is required.
8. Traffic and drainage study approval is required prior to civil improvement plans submittal.
9. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Carey Avenue and Las Vegas Boulevard.
10. 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.
11. Commercial driveways are to be designed and constructed in accordance with Uniform Standard Drawings for Public Works Construction Off-Site Improvements 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.
12. A minimum of five (5) stacking spaces shall be provided behind the order board for the drive-thru facility.

13. The property owner shall file an administrative consolidation of parcels. The form is available from the Clark County Assessor's office or on the internet at <http://www.co.clark.nv.us/assessor>.
14. If the power pole at the location of the proposed driveway on Carey Avenue is impacted, the power lines must be underground for the entire length of the project.
15. Dual access agreements are required for driveways used by adjoining properties and proposed to be used by this property.
16. Dedication and construction of the proposed bus stop in Carey Avenue is required per the Uniform Standard Drawings for Public Works Construction Off-Site Improvements Clark County Area Uniform Standard Drawing numbers 234.2.
17. The property owner is required to grant roadway easements for all driveways along Carey Avenue.
18. The property owner is required to grant a pedestrian access easement for sidewalk.
19. A revocable encroachment permit for the landscaping in the public right of way is required.
20. All NV Energy Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development.
21. The developer must show all recorded easements or call out the recorded numbers on the plans.
22. The driveway on Carey Avenue near Las Vegas Boulevard must be removed from the site plans, it will not be permitted.

John Berg, Architect, 3471 West Oquendo, Las Vegas, NV 89118 appeared on behalf of the applicant indicating he concurred with Staff recommendation.

Chairman Dilip Trivedi questioned Staff if the palm tree was a native plant of the Las Vegas valley.

Mr. Jordan responded he was not sure, but did not think it was.

Chairman Trivedi asked if the ordinance should be reviewed for possible amendment, as to not mandate non-native plants.

Mr. Jordan explained palm trees were required by direction from City Council and when you look at how the downtown was being developed, there were additional palm trees and in many cases, date palms had been required on other redevelopment properties and was in the Downtown Master Plan and Investment Strategy, which was approved approximately one year ago. Following the theme of the palm trees was consistent with the way the City had planned the downtown area and was also consistent with the existing development in the street medians.

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 THE REDEVELOPMENT AGENCY FOR FINAL
CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

3. **UN-68-10 (41956) CITY AUTO (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CITY AUTO ON BEHALF OF CANNAVO SUSAN M. TRUST & CANNAVO EXEMPTION TRUST, PROPERTY OWNERS, FOR A SPECIAL USE PERMIT IN AN M-3, HEAVY INDUSTRIAL DISTRICT TO ALLOW ADDITIONAL SECURITY MEASURES CONSISTING OF AN ELECTRIC FENCE. THE PROPERTY IS LOCATED AT 2220 NORTH COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-22-501-009.**

The application was presented by Marc Jordan, Planning Manager who explained the applicant was requesting approval for an electric fence. In reviewing the application, Staff noticed there was some existing barbed and razor wire on the property and also some outriggers that, at one time, probably held barbed or razor wire and those items were not specifically requested with the use permit. Staff was recommending approval of the electric fence, but had a condition which required the applicant to remove the razor and barbed wire and the outriggers, so the applicant could not request those on the site at a later date. Staff was recommending approval of UN-68-10 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 electric security fencing shall be installed a minimum of one foot inside existing block walls, wrought iron fencing and chain link fencing
3. The total height of the electric security fence shall not exceed ten (10) feet as depicted on the plans.
4. All barbed wire and razor wire shall be prohibited.
5. All unused fasteners along Crutchfield Street shall be removed from the block wall.
6. Bi-lingual warning signs for an electrical fence shall be posted every 50 feet on all exterior fencing and gates. Signage shall be posted at a conspicuous level, at the height of the existing block walls, wrought iron fencing and chain link fencing.

Michael Pate of The Electric Guard Dog, 7608 Fairfield Road, Columbia, SC 29203 appeared on behalf of the applicant indicating he concurred with Staff recommendation and agreed to remove the barbed and razor wire and the outriggers.

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, Perkins
and DePhillips

NAYS: None

ABSTAIN: None

4. UN-72-10 (42037) LAS VEGAS TRUCK SALVAGE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LAS VEGAS TRUCK SALVAGE ON BEHALF OF CANNAVO SUSAN M. TRUST & SUSAN CANNAVO TRS, PROPERTY OWNERS, FOR A SPECIAL USE PERMIT IN AN M-3, HEAVY INDUSTRIAL DISTRICT TO ALLOW ADDITIONAL SECURITY MEASURES CONSISTING OF AN ELECTRIC FENCE. THE PROPERTY IS LOCATED AT 1900 LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-22-701-006.

The application was presented by Marc Jordan, Planning Manager who explained when reviewing the application, Staff found there was barbed and razor wire in place; however, the property owner indicated when they took ownership of the property in 2002, the barbed and razor wire was existing on the site. In 2002 barbed wire would have been allowed by right on the property and they would not have required a special use permit; however, the razor wire would not have been allowed. Staff had no object to the use of an electric fence, but had a condition that would require removal of the razor wire and the property owner did not object to removing it. The barbed wire would be grand fathered, as it was allowed at one time. Staff was recommending approval of UN-72-10 with the following conditions:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. The electric security fence shall be installed a minimum of one (1) foot inside of the block walls.
3. The total height of the electric security fence shall not exceed ten (10) feet as depicted on the plans.
4. All razor wire shall be prohibited.
5. The barbed wire shall be clean of all debris at all times.
6. Bi-lingual warning signs for an electric fence shall be posted every 50 feet on all exterior fencing and gates. Signage shall be posted at a conspicuous level, at the height of the existing block walls.

Michael Pate of The Electric Guard Dog, 7608 Fairfield Road, Columbia, SC 29203 appeared on behalf of the applicant indicating they were willing to remove the razor wire and concurred with Staff recommendation. He thought the applicant and property owner may want to keep the barbed wire, but were willing to remove it if necessary.

Chairman Dilip Trivedi opened the Public Hearing. The following participant came forward:

- **Rick Sherman, 1891 Kay Lynn Court, Las Vegas, NV 89117** stated he was General manager and owner of a corporation in Las Vegas that has residential properties in and around the area of the proposed site. He asked that the approval be conditioned on the clean up of the site and the adherence to the existing requirements for set-backs as they pertain to the method in which the business was conducted. The City of North Las Vegas and many members of the immediate area surrounding the site have spent an enormous amount of money rehabilitating residential properties in the area and this was the only property that was not in keeping with the rest of the neighborhood.

Chairman Dilip Trivedi asked Mr. Sherman if he had filed a complaint with Code Enforcement.

Mr. Sherman responded he had not, as he had gone to the other businesses in the area and requested them to clean their site and they had done it.

Chairman Trivedi closed the Public Hearing.

Mr. Pate stated they had been approached by Code Enforcement because the electric fence was installed without a use permit and it had been turned off for over a year. During the course of the year, they had been permitting the fences. He was not involved with the business, he only owned the fence. He explained he provides a security service and maintains and repairs the fence as necessary.

Commissioner Dean Leavitt requested a condition be added to have the barbed wire removed.

Mr. Pate agreed to remove the barbed wire.

Due to the request made by Commissioner Leavitt, Mr. Jordan recommended Condition No. 4 be amended to read: "All barbed and razor wire shall be prohibited," and Condition No. 5 would be deleted.

Chairman Trivedi asked if a condition could be added to require the applicant to clean up the site.

Mr. Jordan responded he was not comfortable adding that type of condition, as the property was constructed in 1964 to 1967 and he did not know what the requirements were at that time. He explained Staff did not normally require the removal of block walls to take a look at the buildings to possibly tear down a portion of the building to comply with set-backs. When it comes to the overall condition of the property, the current ordinance has

requirements about maintaining landscaping, which is Title 8 and Title 10 used by Code Enforcement for nuisances. There were provisions in those titles, which would allow Code Enforcement to see if there were any issues the property owner was in violation of. As far as a condition placed on the property regarding bringing it up to code with current set-backs and other current requirements that would be difficult to follow through with. It would be difficult to rehab the property for the set-backs.

Commissioner Steve Brown felt it would be more appropriate to go through Code Enforcement for the clean up on the property and suggested Mr. Sherman contact them.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 5 AND CONDITION NO. 4 AMENDED TO READ:

4. ALL BARBED AND RAZOR WIRE SHALL BE PROHIBITED.

FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

5. UN-69-07 (41984) ALMOST HOME ADULT DAYCARE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ALMOST HOME ADULT DAY CARE ON BEHALF OF KEJ, LLC PROPERTY OWNER, FOR AN AMENDMENT TO CONDITION 10 TO REVISE THE AGE RESTRICTION FROM 55 TO 18 FOR A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN A C-P, PROFESSIONAL OFFICE COMMERCIAL DISTRICT TO ALLOW AN ADULT DAYCARE. THE PROPERTY IS LOCATED AT 4308 NORTH DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-06-310-006.

The application was presented by Marc Jordan, Planning Manager who explained in 2007, when the application was originally approved, Staff supported a condition that required no services be provided to anybody less than 18 years of age, as it was proposed for adult care only. At the Planning Commission meeting, there was a lot a discussion and there were a few neighbors at the meeting and as a result, Condition No. 10 was amended to require that no services be provided to anybody under the age of 55. At that time, the applicant agreed to the condition. The applicant applied for an amendment to Condition No. 10 and was asking the Commission to consider amending the age to 18 years or older. Staff had no objections and was recommending approval of UN-69-07 with 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. Submit a detailed color scheme for the proposed buildings that are consistent with the colors in Las Vegas Valley and its surroundings at the time of building permits.
4. Relocate the trash enclosure to an approved location by the Planning & Zoning Department.
5. Submit a detailed landscape plan showing
 - i. The location, size and type of plants.
 - ii. Also indicate a 20 foot landscape buffer along the east property line. The landscape buffer area shall include 24-inch box trees measured above 4½ feet above the root ball at a maximum spacing of 20 feet from the center.

- iii. The peripheral landscaping area shall have a minimum ground coverage of 60 percent, which shall be achieved within two years.
6. The applicant shall submit a traffic study update for review and approval.
7. The existing driveway shall be removed and replaced with a commercial driveway 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. Conformance will require modifications to the current site plan.
8. Septic tank is not allowed unless otherwise approved by the Director of Utilities.
9. The facility is prohibited from providing any overnight accommodations. The hours of operation are limited to 6:00 a.m. to 6:00 p.m.
10. The facility is prohibited from providing any services to individuals under the age of 18.
11. The facility shall provide supervision during all hours of operation.
12. The facility shall comply with all Federal, State and local regulations.
13. The operator of the facility shall obtain a North Las Vegas business license.

Beatrice Turner, of Almost Home Adult Day Care, LLC, 4308 North Decatur, North Las Vegas, NV 89130 appeared on the application indicating she concurred with Staff recommendation.

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

Chairman Trivedi closed the Public Hearing.

Commissioner Laura Perkins thanked Ms. Turner for giving a tour of the Care Center and felt it was necessary to give respite to people who were primary care givers and there were not many places who provided that service.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

6. UN-69-10 (42032) VEGAS CHRISTIAN CENTER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY VEGAS CHRISTIAN CENTER ON BEHALF OF 3465 CRAIG ROAD, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A CHURCH. THE PROPERTY IS LOCATED AT 3465 WEST CRAIG ROAD, SUITES B & C. THE ASSESSOR'S PARCEL NUMBER IS 139-05-316-018.

The application was presented by Marc Jordan, Planning Manager who explained the Commission previously approved other use permits for churches, but Staff understood those churches had since relocated. The applicant indicated they would have a seating capacity of approximately 100 people, which would require 25 parking spaces. There should be plenty of parking as there were approximately 362 spaces in the center. In addition, because the church would operate on Sunday and in the evening, Staff did not anticipate there would be a conflict with the parking. Staff was recommending approval of UN-69-10 with the following condition:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

James Veltman, Architect, 2321 Plaza del Grande, Las Vegas, NV 89102 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.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

7. UN-70-10 (42031) HIS WORD CHRISTIAN CENTER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DR. ERIC A. TORANZO WITH HIS WORD CHRISTIAN CENTER, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A CHURCH. THE PROPERTY IS LOCATED AT 5165 CAMINO AL NORTE. THE ASSESSOR'S PARCEL NUMBER IS 124-33-718-012.

The application was presented by Robert Eastman, Principal Planner who explained the proposed use was located in a predominantly developed commercial district. The applicant was proposing a sanctuary that would seat 360 people, which required 90 parking spaces; however, the entire site has 564 spaces. The hours of operation were generally on Sunday with services also being held Thursday evening; however, with the majority of the center having normal business operating hours during the work week, there should not be a problem with parking. Staff was recommending approval of UN-70-10 with the following condition:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.

Dr. Eric Toranzo, Pastor of the Church, 10040 West Cheyenne Avenue #170, Box 13, Las Vegas, NV 89129 appeared on the application 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 Dean Leavitt asked the applicant the size of the parish.

Dr. Toranzo responded currently there were approximately 150 people.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner DePhillips

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

NAYS: None

ABSTAIN: None

8. UN-71-10 (42033) ACE CYCLE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY KATHY BISE ON BEHALF OF RAQUEL P. OROZCO, 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 3765 LOSEE ROAD, SUITE 1. THE ASSESSOR'S PARCEL NUMBER IS 139-11-601-004.

The application was presented by Robert Eastman, Principal Planner who explained the use would be located in a suite containing approximately 3,000 square feet and they had seven parking spaces which were sufficient for the proposed use; therefore, since it was not felt to be a detriment to the neighboring properties, Staff was recommending approval subject to the conditions listed with Condition No. 4 amended to read: "A sand-oil separator will be provided prior to the issuance of a Certificate of Occupancy or a business license, unless not required by the Utilities Department." The original conditions of approval are as follows:

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. That any outdoor storage of motorcycles/vehicles awaiting repair shall be screened properly as required by Title 17.
4. A sand-oil separator shall be provided prior to the issuance of a Certificate of Occupancy or a Business License.

Daniel Smith, no address stated, appeared on behalf of the applicant indicating he concurred with Staff recommendation. He explained the oil separator was not needed as they did not provide oil change services and was taken care of by the EPA representative, Robert Shipton, who would be recommending they do not need a sand-oil separator for their use and asked why he was required to provide a traffic study and, after having it done, was told it was not necessary.

Eric Hawkins of Public Works explained the applications were looked at as a general case and were evaluated based on how much traffic was thought would be generated. If it was felt more than 10 vehicles would be generated in a peak hour, then the general comment was added that a traffic study was required, but sometimes after a traffic engineer was obtained by an applicant, it would be proven 10 vehicles would not be generated, which was what happened with this application, so a traffic study was not necessary.

Commissioner Laura Perkins thanked the applicant for giving a tour of the business and explaining how the shop operated and asked Mr. Smith if he was going to invite the Commission to an event he was having.

Mr. Smith explained he did charitable work for children along with a local bar, Hogs and Heifers in Las Vegas and this Sunday, December 12, 2010, they were having an event and the price of admission was one child's toy.

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 WITH
CONDITION NO. 4 AMENDED TO READ:**

4. A SAND-OIL SEPARATOR SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A BUSINESS LICENSE, UNLESS NOT REQUIRED BY THE UTILITIES DEPARTMENT.

MOTION: Commissioner Perkins

SECOND: Commissioner DePhillips

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

NAYS: None

ABSTAIN: None

9. **UN-75-10 (42042) NEWCO CHECK INC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ROBERT FRIMET ON BEHALF OF DAHLAS ANTOKU, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN R-A/CR, REDEVELOPMENT AREA COMMERCIAL/RETAIL SUBDISTRICT TO ALLOW AN EXPANSION TO AN EXISTING CHECK CASHING FACILITY TO INCLUDE THE PURCHASE OF GOLD. THE PROPERTY IS LOCATED AT 2039 CIVIC CENTER DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 139-23-610-001.**

The application was presented by Robert Eastman, Principal Planner who explained the application would allow the business to purchase gold and/or other precious metals. Currently, the business was a check cashing facility and had the proper permits for that use and they were proposing to expand their services to purchase predominantly gold, which would then be sold to a licensed refiner/repurchaser and the site would not be used for a pawn brokerage of any kind; therefore, with that limited expansion of the use, Staff was recommending approval of UN-75-10 and that it be forwarded to the Redevelopment Agency for final consideration with the following recommended conditions:

1. That, unless expressly authorized through a variance, waiver or another method, this development shall comply with all applicable codes and ordinances.
2. That the existing use may include the purchase of gold, silver, platinum and other precious metals.
3. That the owners and/or operators maintain compliance with local police requirements for the purchasing of jewelry, coins and "scrap" precious metals from customers. The resale and/or pawning of jewelry, coins or "scrap" precious metals to other customers shall be prohibited.

Robert Frimet, 9040 Rusty Rifle, Las Vegas, NV 89143 appeared on the application 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 THE REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

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

10. ZOA-07-10 (42092) REAL ESTATE SIGNS (PUBLIC HEARING). AN AMENDMENT INITIATED BY THE CITY OF NORTH LAS VEGAS TO AMEND TITLE 17 (ZONING ORDINANCE) SECTIONS 17.12.020 DEFINITIONS AND 17.24.110 SIGNS TO ADD REGULATIONS CONCERNING REAL ESTATE SIGNS; AND TO PROVIDE FOR OTHER MATTERS PROPERLY RELATED THERETO.

The application was presented by Robert Eastman, Principal Planner who explained the application was for a zoning ordinance amendment proposed by the City to add real estate signs into the existing sign code. Predominantly, this would add regulations for either real estate for sale or lease signs in all zoning districts. Currently, the only provision was for a 16 square foot sign and this would allow the same 16 square feet signs in residential developments, but for multi-family, commercial or industrial developments, staff proposed to have a large pylon sign of up to 64 square feet or a wall foot of 10 percent of the building facade up to 300 square feet. This was a similar criterion to many of the other entities in the valley, except Henderson, which allowed large signs. Sign height was also listed, which was based upon existing code, the 18-foot height was wanted in Commercial districts for a smaller pylon sign. Staff was recommending approval of ZOA-07-10 and that it be forwarded to City Council for final consideration.

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, Perkins and DePhillips

NAYS: None

ABSTAIN: None

PUBLIC FORUM

- **Scott Sauer**, no address stated, thanked the Commission and Staff for their service to the community and wished a Merry Christmas to all.
- **Rick Sherman, 1891 Kay Lynn Court, Las Vegas, NV 89117** stated his business was very volatile in North Las Vegas, which was due to the way the City conducted themselves and he appreciated all of the Commission's efforts.

DIRECTOR'S BUSINESS

Community Development Director Frank Fiori informed the Commission the Community Development Department would be closed December 27 through December 30, 2010, along with most other City offices. There would be skeleton crews providing essential City services. Director Fiori also thanked the Commission for their services and wished them a Happy Holiday.

CHAIRMAN'S BUSINESS

Chairman Dilip Trivedi read Section 3 of the Planning Commission By-laws regarding Commissioner's attendance at meetings.

ADJOURNMENT

The meeting adjourned at 6:49 p.m.

APPROVED: January 12, 2011

/s/ Dilip Trivedi
Dilip Trivedi, Chairman

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