

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

March 14, 2012

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

**CALL TO ORDER:** 6:03 P.M., Council Chambers, 2250 Las Vegas Boulevard North, North Las Vegas, Nevada

**WELCOME:** Chairman Steve Brown

**ROLL CALL:** Chairman Steve Brown - Present  
Vice-Chairman Dilip Trivedi - Present  
Commissioner Dean Leavitt - Present  
Commissioner Jay Aston - Present  
Commissioner Laura Perkins - Present  
Commissioner Sylvia Joiner-Greene - Present  
Commissioner Willard Ewing - 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  
Carolyn White, Police Department  
Kent Chang, Utilities Department  
Curt Kroeker, Utilities Department  
Jo Ann Lawrence, Recording Secretary

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

**PLEDGE OF ALLEGIANCE:** Vice-Chairman Dilip Trivedi

**PUBLIC FORUM**

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

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

**MINUTES**

- **APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF FEBRUARY 8, 2012. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Vice-Chairman Trivedi

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

**NEW BUSINESS**

1. **UN-09-12 (44291) CITY AUTO PICK APART (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LAS VEGAS RECYCLING ON BEHALF OF SUSAN CANNAVO, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-3, HEAVY INDUSTRIAL DISTRICT TO ALLOW AN OUTDOOR RECYCLING CENTER. THE PROPERTY IS LOCATED AT 2220 COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-22-501-009. (FOR POSSIBLE ACTION)**

The application was presented by Robert Eastman Principal Planner who explained the site was an existing salvage yard, predominantly a Nevada Pick a Part operation. The applicant intends to add outdoor recycling, which requires a special use permit, but added some indoor recycling and bundling operations within the existing building. With the use permit, the applicant was proposing to expand the use and recycling operations to the remainder of the site under some of the existing canopies. The applicant intends to do predominantly other metals, wood and paper recycling. The site had been there for a number of years; therefore, they were requesting an expansion of the use which would not drastically change the site. The use was legally non-conforming against the Design Standards. Staff requested a block wall be added to the frontage along Miller Avenue to bring the site more into compliance with the existing Design Standards and to match the existing walls around the center. Staff was recommending approval of UN-09-12 subject to the following recommended 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. An 8-foot tall cmu screen wall, painted to match the other walls on site shall be constructed to replace the existing fence along Miller Avenue.
3. All bailing of paper or cardboard products must take place indoors.
4. The property owner shall apply for a vacation of Crutchfield Avenue as this street serves no public purpose and the terminus does not meet current public standards. A roadway easement for the commercial driveway, a public drainage easement and a public utility easement shall be reserved over the area to be vacated. Upon the recording of the vacation, the entire area that is Crutchfield Avenue, APN 139-22-599-011, shall revert to APN 139-22-501-009 which is the parcel that originally dedicated the subject street.

5. In order to address the existing drainage concerns, approval of a drainage study is required prior to submittal of the civil improvement plans for the project.
6. The existing driveway on Commerce Street serving the “concrete area” shall be removed and replaced with curb, gutter and sidewalk per *Clark County Area Uniform Standard Drawings* 216 and 234. Additionally, concrete sidewalk shall be installed adjacent to the curb in areas where none exists.
7. All driveway locations and throat depths are subject to review and approval by the City Traffic Engineer.
8. Regarding driveway locations that are allowed to remain, existing non-compliant driveways shall be removed and replaced with ADA compliant driveways per *Clark County Area Uniform Standard Drawings* 226 or 222.1 and 225.

**Lucy Stewart, 3900 Meadows Lane, Las Vegas, NV** explained the requested use was an addition to the existing use and also pointed out the site had been cleaned up and repainted and the yard was resurfaced with aggregate. The applicant was agreeable to building the block wall but requested additional time to build it, possibly a year.

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

Chairman Brown closed the Public Hearing.

Commissioner Jay Aston asked the applicant if they were aware of all of the conditions of approval such as the drainage study, vacation, and the driveways

Ms. Stewart responded, she was aware of the conditions of approval.

Commissioner Aston asked when the use permit would expire.

Mr. Eastman responded the applicant would normally have two years to comply, but the Business License inspectors would be checking the conditions of approval, so all conditions would need to be complete at that time.

Commissioner Aston asked if the applicant was willing to comply with the conditions placed on the application by Public Works, and if the Commission could give a one year period before constructing the 8 foot CMU wall.

Mr. Eastman responded the condition could be amended to change the time requirement for the block wall

Commissioner Aston indicated that sounded reasonable for the application.

Deputy City Attorney Bethany Sanchez reminded the Commission to be specific on the amendment to the condition.

Ms. Stewart asked that the condition be amended to state the block wall be completed one year from the issuance of the business license.

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

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

**MOTION:** Commissioner Aston

**SECOND:** Commissioner Leavitt

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

**NAYS:** None

**ABSTAIN:** None

2. **ZN-04-12 (44293) DONNA & ROME (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PEPPERDINE ENTERPRISES INC., PROPERTY OWNER, FOR A RECLASSIFICATION OF PROPERTY FROM AN R-2, SINGLE-FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT TO AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS GENERALLY LOCATED 250 FEET NORTH OF ROME BOULEVARD AND WEST OF DONNA STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-23-301-015. (FOR POSSIBLE ACTION)**

Staff requested ZN-04-12 be continued to April 11, 2012 due to an error in the Public Hearing Notice that was sent out.

ACTION: CONTINUED TO APRIL 11, 2012

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

**3. SPR-02-12 (44289) CHELTEN HOUSE WEST COAST MANUFACTURING PLANT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DABROW REALTY LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-1, BUSINESS PARK INDUSTRIAL DISTRICT TO ALLOW AN 86,000 SQUARE FOOT INDOOR MANUFACTURING PLANT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF BROOKS AVENUE AND COLEMAN STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-17-611-001. (FOR POSSIBLE ACTION)**

The application was presented by Robert Eastman, Principal Planner who explained construction would be done in two phases. The first phase would be 86,000 square feet of office and manufacturing area and the second phase would 59,000 square feet of warehousing area for the facility, which would include shipping and receiving and there would be customer and employee parking. The site was partially developed with existing off-sites and curb cuts. Staff met with the applicant earlier in the day and viewed a slightly different building elevation than was submitted with the application, which was more in compliance with the Design Standards. Staff was recommending approval of SPR-02-12 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, including, but not limited to, the following:
  - a. A minimum of 96 off-street parking spaces shall be provided with the first phase of construction.
  - b. Landscaping half-diamonds shall be provided for every 4 parking spaces within the parking areas along Brooks Avenue and Coleman Street. Every diamond shall contain a 24" box tree.
  - c. A minimum of 6 feet of foundation landscaping shall be provided along the facade of the office portion of the site.
  - d. Perimeter landscaping along Brooks Avenue and Coleman Street shall contain a 24" box tree every 20 linear feet of frontage and sufficient shrubs and groundcover to provide 50% coverage.
2. All known geologic hazards, such as fault lines and/or fissures, shall be shown on the civil improvement plans submitted to the Department of Public Works. Subsequent identification of additional hazards may substantially alter the original site plan.

3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Approval of a traffic study update is required prior to submittal of the civil improvement plans.

**Bob Paradise, Chief Financial Officer for Chelton House Products, 607 Heron Drive, PO Box 434, Bridgeport, NJ 08014** appeared on the application indicating he concurred with Staff recommendation.

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

Chairman Brown closed the Public Hearing.

Vice-Chairman Dilip Trivedi asked to see the new elevations.

Mr. Paradise showed the current elevations.

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

**MOTION: Commissioner Leavitt**

**SECOND: Commissioner Aston**

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

**NAYS: None**

**ABSTAIN: None**

**4. UN-08-12 (44271) HARDKORE PARKOUR, LLC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JEFFREY T. JAY ON BEHALF OF NORTH FIFTH PROPERTIES LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW AN INDOOR RECREATION FACILITY. THE PROPERTY IS LOCATED AT 3680 NORTH FIFTH STREET, SUITES 100 -130. THE ASSESSOR'S PARCEL NUMBER IS 139-11-201-003. (FOR POSSIBLE ACTION)**

The application was presented by Marc Jordan, Planning Manager who explained the applicant was proposing to occupy approximately 19,000 square feet of space. Due to the number of parking spaces available, Staff added a condition limiting the occupancy to 116 people, which would include customers, visitors and staff. Should the applicant desire to increase the occupancy limit, they must provide a parking study showing there was adequate parking available. Staff was recommending approval of UN-08-12 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 UN-08-12 is site-specific and non-transferable.
3. That all associated activities take place within the building.
4. That the maximum occupancy (i.e., patrons, employees, spectators) of this building shall not exceed 116 people, unless the applicant demonstrates with a parking study or lease agreement that additional occupancy can be accommodated based on one parking space for every four occupants.
5. Approval of a traffic impact study is required prior to the issuance of a Certificate of Occupancy.
6. The change of occupancy shall be approved by the City prior to occupancy.
7. A fire alarm system may be required.

**Jeff Jay, 4613 Charger Avenue, North Las Vegas, NV 89031** appeared on the application 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 Aston

**SECOND:** Commissioner Leavitt

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

**NAYS:** None

**ABSTAIN:** None

5. **UN-05-12 (44193) A & A MIDWEST FACILITY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY A & A MIDWEST ON BEHALF OF BBMR INVESTMENT LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW A JUNKYARD. THE PROPERTY IS LOCATED AT 2580 NORTH COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-15-701-003 AND 139-15-801-001. (FOR POSSIBLE ACTION)**

The application was presented by Marc Jordan, Planning Manager who explained the Commission had previously approved an expansion on the site for the salvage operation and the applicant had provided screening and other features on the site to help screen the storage and buffer the noise. The applicant was requesting permission to allow a junkyard operation. The applicant indicated since they started operating in 1992, they had been operating the junkyard; but, according to the records on file with Business License and the Health District, Staff could not find where there was a formal approval for the junkyard. Mr. Jordan read amendments to Condition Nos. 2 and 4 as follows: Condition No. 2. The storage of automobiles shall be screened from view as required by Title 17 from all property lines; and Condition No. 4. Should automobiles be displayed in a manner whereby customers are allowed to approach the automobiles to search for parts of the automobiles, then parking for a "junkyard" shall be provided in accordance with Title 17. Staff was recommending approval of UN-05-12. The original recommended conditions 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. The storage of automobiles shall be screened from view and the stacking of automobiles shall be prohibited.
3. All automotive fluids shall be disposed in accordance with all Health District requirements.
4. There shall be no on-site retail sale of vehicle parts.

**Mindy Unger-Wadkins, 3062 Via Del Corso Court, Henderson, NV 89052** appeared on behalf of the applicant and explained the use was a technicality and they were fixing the problem. They were not a pick-a-part and concurred with the recommended conditions.

Commissioner Laura Perkins pointed out when the application originally came before the Commission, there were many complaints regarding the operation, but with the current application there was no opposition.

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  
CONDITION NOS. 2 AND 4 AMENDED TO READ:

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

MOTION: Commissioner Perkins

SECOND: Commissioner Joiner-Greene

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

NAYS: None

ABSTAIN: None

**6. UN-10-12 (44292) AURELIO'S PIZZA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JP MIKA LLC ON BEHALF OF KAMROS HOLDINGS LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW THE "ON-SALE" OF BEER AND WINE IN CONJUNCTION WITH A RESTAURANT. THE PROPERTY IS LOCATED AT 445 WEST CRAIG ROAD, SUITE 105. THE ASSESSOR'S PARCEL NUMBER IS 139-03-311-016. (FOR POSSIBLE ACTION)**

The application was presented by Marc Jordan, Planning Manager who explained the applicant submitted a survey demonstrating they met the 400 foot separation requirement from schools, day cares and churches; however, the survey only showed they met a 375 foot separation from a park to the west. Though the applicant had not requested it, Staff included that as a waiver as it was addressed on the survey. There had previously been two instances where the on-sale of beer and wine had been approved by the Commission and City Council in the past for a commercial center located directly north of the park so they share a common property line. There was no negative impact on the park from previous businesses and because there was a precedent set, Staff did not feel there would be a negative impact on the park from the proposed use. Staff was supporting the waiver and recommending approval of UN-10-12 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.

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.

Commissioner Dilip Trivedi disclosed he had previously done work for the owner of the property and was not aware of the application; but, had not discussed the application with the owner and would be voting on the application.

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

**MOTION:** Commissioner Aston

**SECOND:** Commissioner Ewing

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

**NAYS:** Commissioner Leavitt

**ABSTAIN:** None

7. **VN-02-12 (44251) ELDORADO RCL NO. 24 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY RBF CONSULTING / GIA NGYEN ON BEHALF OF PARDEE HOMES, PROPERTY OWNER, FOR A VARIANCE IN AN O-L/DA, OPEN LAND/DEVELOPMENT AGREEMENT DISTRICT TO ALLOW A 12 FOOT FRONT YARD SETBACK WHERE 15 FEET IS REQUIRED, WITHIN A PROPOSED 144-LOT SUBDIVISION. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF DEER SPRINGS WAY AND GLIDING EAGLE ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-21-318-001 THRU 062 AND 124-21-319-001 THRU 048. (FOR POSSIBLE ACTION)**

The application was presented by Marc Jordan, Planning Manager who explained the applicant was proposing a single story model that could be located on a lot and pushed closer to the front of the property line allowing a larger rear yard area. The product would set the garage back 10 feet from the front plane of the house and provide a 22 foot setback to the garage. In reviewing the request, it comes closer to complying with current standards. The applicant was required to show hardship, which had not been done; therefore Staff was not able to support the application and was recommending denial of VN-02-12. Should the Commission determine approval was warranted, Staff was recommending 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 lands, areas, and open spaces are to be developed and maintained per the Development Agreement between the City of North Las Vegas and Pardee Homes of Nevada (formally Pardee Construction Company) dated December 10, 1988, or as amended.
3. A minimum 12-foot front yard setback to the house shall be maintained for all lots developed with a single story home. In addition, a minimum 22-foot setback to the garage shall also be maintained for each lot developed with a single story home.

Mr. Jordan indicated one card was received in opposition to the application and also had one condition to read into the record should the Commission determine approval was warranted.

**Jennifer Lazovich of Kaempfer Crowell Renshaw Gronauer & Fiorentino, 8345 West Sunset Road #250, Las Vegas, NV 89113** appeared on behalf of the applicant explaining they were proposing four models, three two story and one single story. Buyers were more interested in a larger back yard and they would exceed the minimum rear yard with the

proposed single story model. With drought restrictions, you could no longer have grass in the front yard, which made it virtually unusable. She agreed to the trade off condition that for any homes that had less than a 15 foot front setback, a minimum of 12 feet, they would agree to a 22 foot long driveway. The home would also create a differing street scape and give some variation.

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

Chairman Brown closed the Public Hearing.

Commissioner Laura Perkins asked how many single story homes were planned.

Ms. Lazovich responded she was not sure; but, out of the four models, only one was single story and the condition would state with a 12 foot setback, the home must be single story and must have a 22 foot driveway, which would limit the number of single story homes.

Commissioner Will Ewing asked to see a footprint of the proposed home.

Ms. Lazovich showed the footprint of the proposed model.

Commissioner Ewing asked if Pardee would be providing the front yard landscaping.

Ms. Lazovich responded they would be providing the front yard landscaping.

Commissioner Jay Aston was in support of the application and liked having a larger back yard. It also made a nicer looking street scape.

Commissioner Dean Leavitt also liked the proposed product with the large back yard. He agreed with the applicant that the front yard was basically not usable.

Commissioner Ewing also commented the homes would be further away from the existing homes and he liked the fact the vehicles parked in the driveways would be further from the street.

Chairman Brown asked if the application would go forward to City Council.

Staff indicated the decision of the Planning Commission was final.

Mr. Jordan read the amendment to Condition No. 3 as follows:

3. For all lots developed with a front setback of less than 15 feet and a minimum of 12 feet, the developer shall comply with the following:
  - a. The lot shall be developed with a single story home.
  - b. A minimum 22 foot setback shall be maintained from the property line to the garage.

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

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

**MOTION:** Commissioner Aston

**SECOND:** Commissioner Perkins

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

**NAYS:** None

**ABSTAIN:** None

**PUBLIC FORUM**

There was no public participation.

**DIRECTOR'S BUSINESS**

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

**CHAIRMAN'S BUSINESS**

There was no report given.

**ADJOURNMENT**

The meeting adjourned at 6:44 p.m.

APPROVED: April 11, 2012

/S/ Steve Brown  
Steve Brown, Chairman

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