

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

June 13, 2012

BRIEFING: 5:30 P.M., Caucus Room, 2250 Las Vegas Boulevard North, North Las Vegas, Nevada

CALL TO ORDER: 6:02 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
Quang Phan, Utilities Department
Jo Ann Lawrence, Recording Secretary

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Commissioner Sylvia Joiner-Greene

PUBLIC FORUM

There was no public participation.

Item No. 11 was heard next.

MINUTES

• **APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF
MAY 9, 2012 (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **ZN-05-12 (44609) GOMEZ-FLOWER AVENUE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SERGIO GOMEZ, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-1, SINGLE-FAMILY LOW DENSITY DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF A SINGLE LOT FOR PROFESSIONAL OFFICES. THE PROPERTY IS LOCATED AT 2500 FLOWER AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-24-312-038. (FOR POSSIBLE ACTION)**

The application was presented by Robert Eastman, Principal Planner who explained Staff was recommending approval of ZN-05-12 with the following amendments to the conditions: Condition No. 2 was amended to read: Approval of the parking study, supporting the reduction of the required parking to five off-street parking spaces is required; Condition No. 4 was amended to read: A three (3) foot tall split-faced block wall or landscaped hedge shall be placed between the parking lot and Civic Center Drive; and a new Condition No. 6 to read: Uses are limited within this PID to Professional Offices. Items were also renumbered. 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. Approval of the parking study, supporting the reduction of the required parking to five off-street parking spaces is required, or ZN-05-12 shall be null and void.
3. Landscaping along Civic Center Drive shall contain a minimum of three date palms and complementary shrubs and ground covers to provide 50% ground coverage within two years of planning.
4. A three foot tall split-faced block wall shall be placed between the parking lot and Civic Center Drive.
5. The roofline shall be modified to soften the transition between the parapet and the sloped roof.
6. Approval of a parking study is required prior to approval of the civil improvement plans.
7. The existing driveway shall be removed and replaced with an ADA compliant driveway per *Clark County Area Uniform Standard Drawings 226.S1*.

Sergio Gomez, 2500 Flower Avenue, North Las Vegas, NV 89030 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; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION WITH CONDITION NOS. 2 AND 4 AMENDED AND A NEW CONDITION NO. 6 ADDED TO READ (ITEMS RENUMBERED):

2. APPROVAL OF THE PARKING STUDY, SUPPORTING THE REDUCTION OF THE REQUIRED PARKING TO FIVE OFF-STREET PARKING SPACES IS REQUIRED.
4. A THREE (3) FOOT TALL SPLIT-FACED BLOCK WALL OR LANDSCAPED HEDGE SHALL BE PLACED BETWEEN THE PARKING LOT AND CIVIC CENTER DRIVE.
6. USES ARE LIMITED WITHIN THIS PID TO PROFESSIONAL OFFICES.

MOTION: Commissioner Perkins

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

2. **UN-17-12 (44621) ALIANTE AND DEER SPRINGS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DAPPER DEVELOPMENT ON BEHALF OF NVE COMMERCIAL LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN MPC C-1, MASTER PLANNED COMMUNITY, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A CONVENIENCE STORE WITH GAS PUMPS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ALIANTE PARKWAY AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBER IS 124-20-714-001. (FOR POSSIBLE ACTION)**

Item Nos. 2 through 4 were presented together.

The application was presented by Robert Eastman, Principal Planner who explained the applicant had submitted a new site plan, which incorporated changes requested in the original Staff Report. Staff was recommending approval of UN-17-12 subject to the conditions listed in Memorandum dated June 13, 2012 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 site plan and building elevations shall be amended to comply with the Aliante Design Guidelines and Development Standards, including but not limited to providing 20 feet of landscaping adjacent to all property lines; and providing stone wainscoting around all sides of every commercial building on site.
3. All access to the roofs shall be from within the buildings. Exterior roof ladders are prohibited.
4. All scuppers and downspouts shall be incorporated into the buildings, and shall not be exposed to the neighboring properties.
5. 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.
6. The technical drainage study for the site must conform to the Aliante Master Drainage Study.
7. Approval of a traffic impact study is required prior to submittal of the civil improvement plans.
8. Commercial driveways are to be designed and constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222.1 and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.

9. Cross access/reciprocal parking. The developer shall provide a copy of the Covenants, Conditions and Restrictions (CC & R's), or other recorded documentation that provides for cross access/reciprocal parking, to the Department of Public Works upon submittal of the civil improvement plans for initial review.
10. All off-site improvements must be completed prior to final inspection of the first building.

Bob Gronauer, Kaempfer Crowell Renshaw Gronauer & Fiorentino, 8345 West Sunset Road, Suite 250, Las Vegas, NV 89113 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.

Vice-Chairman Dilip Trivedi inquired about the location of the stacking for the carwash.

The applicant pointed out the location for the stacking.

Commissioner Dean Leavitt was in favor of the project and liked the layout.

Chairman Steve Brown asked if the property owner was required to dedicate right-of-way.

Mr. Eastman indicated that was no longer valid.

Chairman Brown was concerned with noise from the auto facility and asked if there was opposition.

Mr. Eastman responded three cards were received in opposition to the application and explained UN-18-12 was listed as auto repair; however, it was actually auto service, which would have less noise.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS IN MEMORANDUM DATED JUNE 13, 2012

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

3. **UN-18-12 (44622) ALIANTE AND DEER SPRINGS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DAPPER DEVELOPMENT ON BEHALF OF NVE COMMERCIAL LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN MPC C-1, MASTER PLANNED COMMUNITY, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE REPAIR FACILITY. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ALIANTE PARKWAY AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBER IS 124-20-714-001. (FOR POSSIBLE ACTION)**

Item Nos. 2 through 4 were presented together.

The application was presented by Robert Eastman, Principal Planner who explained the applicant had submitted a new site plan, which incorporated changes requested in the original Staff Report. Staff was recommending approval of UN-18-12 subject to the conditions listed in Memorandum dated June 13, 2012 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 site plan and building elevations shall be amended to comply with the Aliante Design Guidelines and Development Standards, including but not limited to providing 20 feet of landscaping adjacent to all property lines; and providing stone wainscoting around all sides of every commercial building on site.
3. All access to the roofs shall be from within the buildings. Exterior roof ladders are prohibited.
4. All scuppers and downspouts shall be incorporated into the buildings, and shall not be exposed to the neighboring properties.
5. 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.
6. The technical drainage study for the site must conform to the Aliante Master Drainage Study.
7. Approval of a traffic impact study is required prior to submittal of the civil improvement plans.
8. Commercial driveways are to be designed and constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222.1 and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.

9. Cross access/reciprocal parking. The developer shall provide a copy of the Covenants, Conditions and Restrictions (CC & R's), or other recorded documentation that provides for cross access/reciprocal parking, to the Department of Public Works upon submittal of the civil improvement plans for initial review.
10. All off-site improvements must be completed prior to final inspection of the first building.

Bob Gronauer, Kaempfer Crowell Renshaw Gronauer & Fiorentino, 8345 West Sunset Road, Suite 250, Las Vegas, NV 89113 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.

Vice-Chairman Dilip Trivedi inquired about the location of the stacking for the carwash.

The applicant pointed out the location for the stacking.

Commissioner Dean Leavitt was in favor of the project and liked the layout.

Chairman Steve Brown asked if the property owner was required to dedicate right-of-way.

Mr. Eastman indicated that was no longer valid.

Chairman Brown was concerned with noise from the auto facility and asked if there was opposition.

Mr. Eastman responded three cards were received in opposition to the application and explained UN-18-12 was listed as auto repair; however, it was actually auto service, which would have less noise.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS IN MEMORANDUM DATED JUNE 13, 2012

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-19-12 (44623) ALIANTE AND DEER SPRINGS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DAPPER DEVELOPMENT ON BEHALF OF NVE COMMERCIAL LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN MPC C-1, MASTER PLANNED COMMUNITY, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE WASHING (CARWASH) ESTABLISHMENT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ALIANTE PARKWAY AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBER IS 124-20-714-001. (FOR POSSIBLE ACTION)

Item Nos. 2 through 4 were presented together.

The application was presented by Robert Eastman, Principal Planner who explained the applicant had submitted a new site plan, which incorporated changes requested in the original Staff Report. Staff was recommending approval of UN-19-12 subject to the conditions listed in Memorandum dated June 13, 2012 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 site plan and building elevations shall be amended to comply with the Aliante Design Guidelines and Development Standards, including but not limited to providing 20 feet of landscaping adjacent to all property lines; and providing stone wainscoting around all sides of every commercial building on site.
3. All access to the roofs shall be from within the buildings. Exterior roof ladders are prohibited.
4. All scuppers and downspouts shall be incorporated into the buildings, and shall not be exposed to the neighboring properties.
5. 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.
6. The technical drainage study for the site must conform to the Aliante Master Drainage Study.
7. Approval of a traffic impact study is required prior to submittal of the civil improvement plans.
8. Commercial driveways are to be designed and constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222.1 and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.

9. Cross access/reciprocal parking. The developer shall provide a copy of the Covenants, Conditions and Restrictions (CC & R's), or other recorded documentation that provides for cross access/reciprocal parking, to the Department of Public Works upon submittal of the civil improvement plans for initial review.
10. All off-site improvements must be completed prior to final inspection of the first building.

Bob Gronauer, Kaempfer Crowell Renshaw Gronauer & Fiorentino, 8345 West Sunset Road, Suite 250, Las Vegas, NV 89113 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.

Vice-Chairman Dilip Trivedi inquired about the location of the stacking for the carwash.

The applicant pointed out the location for the stacking.

Commissioner Dean Leavitt was in favor of the project and liked the layout.

Chairman Steve Brown asked if the property owner was required to dedicate right-of-way.

Mr. Eastman indicated that was no longer valid.

Chairman Brown was concerned with noise from the auto facility and asked if there was opposition.

Mr. Eastman responded three cards were received in opposition to the application and explained UN-18-12 was listed as auto repair; however, it was actually auto service, which would have less noise.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS IN MEMORANDUM DATED JUNE 13, 2012

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

Bob Gronauer thanked Commissioner Leavitt for his service on the Commission and also pointed out he was a great asset to the Board and the City and would be greatly missed.

5. UN-15-12 (44573) QUICK TOW INC. (PUBLIC HEARING). AN APPLICATION SUBMITTED BY QUICK TOW, INC. DBA QUICK RESPONSE ON BEHALF OF SUSAN CANNAVO, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT FOR A VEHICLE IMPOUND YARD. THE PROPERTY IS LOCATED AT 228 WEST OWENS AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-22-803-002. (FOR POSSIBLE ACTION)

The application was presented by Robert Eastman, Principal Planner who explained Staff supported the use and was recommending approval of UN-15-12 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.
2. The dismantling and servicing of any vehicle and or parts of a vehicle within an automobile impound yard is prohibited.
3. All vehicles stored shall remain mechanically operable and licensed at all times.
4. All areas for vehicular circulation and storage shall be paved with drainage controls to control and prevent excess runoff and standing water.
5. The special use permit is site-specific and non-transferable.
6. The property owner shall grant a twenty-four foot (24') wide public ingress/egress easement to the landlocked parcel (APN 139-22-803-001) north of the applicant's parcel.
7. The gates shown on the plan at the driveway on Owens Avenue shall be removed, as unrestricted access is required to serve APN 139-22-803-001. In the event the owner of APN 139-22-803-001 agrees to some form of gating, or other security measures, compliance with *Clark County Area Uniform Standard Drawings* numbers 222.1 for throat depths is required; emergency access must also be maintained.
8. Existing non-compliant driveways shall be removed and replaced with ADA compliant driveways. The existing driveway on Owens Avenue shall be removed and replaced with an ADA compliant commercial driveway per *Clark County Area Uniform Standard Drawings* numbers 222.1 and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
9. The existing parking area within the public right-of-way shall be removed.
10. If the parking lot is required to be paved, or if a block wall is to be constructed on the property, approval of a drainage study is required prior to submittal of the civil improvement plans

Richard Weiss, 415 West Bonanza Road, Las Vegas, NV 89106 appeared on the application explaining they were not an impound yard; but were using the site for storage. They bought cars and brought them to the yard until they decided if they were being repaired or transferred to another location.

Mr. Eastman stated the application was for an impound yard.

It was suggested the item be tabled to later in the meeting to allow Staff to meet with the applicant regarding the application.

Item No. 6 was heard next.

Continuation of Item No. 5

Mr. Eastman explained, after meeting with the applicant, it was determined to leave the application as submitted.

Mr. Weiss 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: Vice-Chairman Trivedi

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

Item No. 10 was heard next.

6. UN-16-12 (44619) NEVADA AUTOMOBILE & TRUCK BROKERAGE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SDS DOOM LLC ON BEHALF OF HARSCH INVESTMENT PROPERTIES, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW AN AUTOMOBILE SALES FACILITY. THE PROPERTY IS LOCATED AT 570 WEST CHEYENNE AVENUE, SUITE 170. THE ASSESSOR'S PARCEL NUMBER IS 139-10-401-007. (FOR POSSIBLE ACTION)

The application was presented by Marc Jordan, Planning Manager who explained there were two cards received in support of the application. Staff was recommending approval of UN-16-12 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.
2. All "for sale" vehicles shall be stored within the warehouse.
3. The special use permit is site-specific and non-transferable.
4. Floor plans and a complete building code analysis is required for an existing building with change of occupancy classification.

Applicant's representative (no name or address stated) 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 Perkins

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

7. UN-28-02 (44552) CENTENNIAL CROSSING (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CASINO SITE, LLC AND CARL PARMER LIVING TRUST, PROPERTY OWNERS, FOR AN EXTENSION OF TIME TO AN EXISTING SPECIAL USE PERMIT (UN-28-02) IN A C-2, GENERAL COMMERCIAL DISTRICT TO ALLOW A CASINO/HOTEL. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF THE I-15 INTERSTATE AND CC-215 BELTWAY. THE ASSESSOR'S PARCEL NUMBERS ARE 123-28-101-003 THRU 006. (FOR POSSIBLE ACTION)

The application was presented by Marc Jordan, Planning Manager who explained this was the fifth extension of time. The applicant would be required to show a final development plan, which would be publicly noticed. Condition Nos. 4 and 19 were amended from the previously approved conditions. There were four cards received in support of the application. Staff was recommending approval of UN-28-02 subject to the following conditions:

1. That, unless otherwise approved through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. That the development of this site shall be in compliance with the Commercial Development Standards and Design Guidelines.
3. That the site plan and building elevations contained herein shall be considered "conceptual" and will require modifications to be in compliance with all applicable codes, ordinances and conditions.
4. That, if the desired building height exceeds 60 feet, then a separate variance permit shall be considered independently of this request.
5. That a phasing plan shall be submitted by the applicant, and reviewed and approved by staff prior to submittal of the civil improvement plans.
6. That all perimeter landscaping be installed with the first phase of development.
7. Semi-truck and Recreational Vehicle (RV) parking shall be provided on-site with reasonable access to the nearest signalized intersection or direct access route to/from the freeway system.
8. That technical design comments will be made at the time development plans are submitted.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans.
10. A master transportation plan with modeling containing 20-year projections will be required prior to submittal of the civil improvement plans.

11. The civil improvement plans for the project shall include schedule 40 PVC fiber optic along Centennial Parkway and Christy Lane
12. 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.
13. The easterly driveway on Centennial Parkway shall be located midblock, approximately 660 feet from the intersection of Christy Lane, for full access, otherwise, the driveway shall be right in/right out.
14. The westerly driveway on Centennial Parkway shall meet the standards set forth in North Las Vegas Municipal Code section 17.24.130 and will be restricted to right-in/right-out.
15. The developer is required to construct a raised median within Centennial Parkway. The median shall be constructed per Clark County Area Uniform Standard Drawing numbers 218 and 219 "A" type island curb. The median shall be landscaped via encroachment permit; maintenance of the landscaping will be the responsibility of the developer and at the expense of the developer. Additional landscaping may be required within the Christy Lane right-of-way. The median landscape plan shall be subject to review and approval of the Parks and Recreation Department.
16. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
17. North Belt Road shall be changed to Centennial Parkway.
18. Appropriate mapping is required to consolidate the parcels. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code, and associated Master Plans in effect at the time of map approval. Conformance may require modifications to the site.
19. That UN-28-02 shall expire April 10, 2014.
20. The sanitary sewer for the subject project shall be routed south on Sloan Lane and connect into the existing Clark County sanitary sewer, unless otherwise directed by the Director of Utilities.
21. The developer shall provide a meter and backflow prevention per building per City of North Las Vegas Municipal Water Services District Service Rules and Regulations.

22. The Final Development Plan approval for this site shall contain a condition requiring the developer to provide measures to mitigate its impact on emergency services to the satisfaction of the Fire Chief.
23. The property owner is required to grant a roadway easement for commercial driveway(s).
24. The property owner is required to sign a restrictive covenant for utilities.
25. A revocable encroachment permit for landscaping within the public right of way is required.
26. All off-site improvements must be completed prior to final inspection of the first building.
27. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
28. Right-of-way dedication and construction of a flared intersection, including a right turn lane, is required at Centennial Parkway and Christy Lane per the Uniform Standard Drawings for Public Works' Construction Off-site Improvements Drawing Number 201.1 and 245.1.
29. Prior to any construction on the site, a Final Development Plan shall be approved by the Planning Commission at a public hearing.
30. Prior to approval of the Final Development Plan, the applicant shall work with the Nevada National Guard and the City of North Las Vegas regarding design of the site.

Robert Brent, 11920 Southern Highlands Parkway #100, Las Vegas, NV 89141 appeared on behalf of the applicant indicating he concurred with Staff recommendation.

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

- **John D. Bayer, 4780 West Harmon, Suite 4, Las Vegas, NV 89103** had concerns with the traffic after the property was developed as there would not be adequate access.
- **CPT Brian Hunsaker, 4500 West Silverado Ranch, Las Vegas, NV 89139** appeared on behalf of the Nevada National Guard. He indicated the Guard was concerned with the traffic causing problems with their training as there would not be adequate access.

Eric Hawkins, Public Works Traffic explained Condition No. 10 addressed that issue. There was a Joint Land Use Study which took transportation needs into consideration.

Chairman Brown closed the Public Hearing.

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

8. **UN-20-12 (44628) SPLASH SWIM SCHOOL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SWIMMASTER LLC ON BEHALF OF BANK OF NEVADA, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-P, PROFESSIONAL OFFICE COMMERCIAL DISTRICT TO ALLOW AN INDOOR RECREATIONAL (SWIM SCHOOL) FACILITY. THE PROPERTY IS LOCATED AT 4240 SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-05-713-004. (FOR POSSIBLE ACTION)**

The application was presented by Marc Jordan, Planning Manager who explained the application was being recommended for approval with the following condition:

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

Richard Gallegos, 3005 West Horizon Ridge Parkway, Henderson, NV 89052 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 CONDITION

MOTION: Vice-Chairman Trivedi

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

9. UN-42-11 (44611) VEGAS XTREME PAINTBALL FIELD (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CHRISTOPHER J. ENGLAND ON BEHALF OF JUPITER GOLF COMPANY LAS VEGAS LP, PROPERTY OWNER, FOR AN EXTENSION OF TIME TO AN EXISTING SPECIAL USE PERMIT (UN-42-11) IN AN MUD-MX-2, MIXED USED DEVELOPMENT, COMMUNITY CENTER MIXED USE DISTRICT TO ALLOW AN OUTDOOR RECREATION (PAINTBALL) FACILITY. THE PROPERTY IS LOCATED AT 70 WEST CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-03-601-009. (FOR POSSIBLE ACTION)

The application was presented by Marc Jordan, Planning Manager who explained the applicant was requesting a two year extension of time. There were two cards received in support of the application. Staff was recommending approval of UN-42-11 with Condition No. 3 amended to read: Unless otherwise extended by the Planning Commission in accordance with the requirements in Title 17, UN-42-11 shall expire on August 1, 2014; Condition No. 9 amended to read; If necessary, all "playing areas", present and future, shall be fully enclosed by 16-foot-tall poles and appropriate netting with the intent of preventing paintballs from leaving the playing fields; and Condition No. 13 added to read: All landscaping related to conditions seven (7) and eight (8) shall be installed prior to August 1, 2013. The original recommended conditions are as follows:

1. Unless expressly, authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. This use permit is site-specific and non-transferrable.
3. Unless otherwise extended by the Planning Commission in accordance with the requirements in Title 17, UN-42-11 shall expire on August 1, 2013.
4. Upon termination or expiration of a business license or special use permit for the paintball facility, the development and use of the site shall revert to comply with Ordinance No. 2382 (ZN-84-06), unless otherwise allowed through another special use permit or process allowed by the City of North Las Vegas.
5. This special use permit is for a paintball facility and its ancillary uses only.
6. Lighting shall be provided / restored for all parking areas offered for use by the public in conjunction with the facility, and all said parking lot lighting shall be operable prior to the issuance of a business license or certificate of occupancy, whichever is first. A photometric lighting plan shall be submitted with the building permit application packet. This condition shall not apply to those parking areas which are barricaded from use.

7. The two landscape areas/islands directly south of the "Main Clubhouse" and all parking (120 parking spaces) west of the main entrance driveway from Craig Road shall be brought into compliance with current requirements, such as, but not limited to, landscaping, lighting, striping, and ADA accessibility, except as modified by Condition Numbers 6 and 8.
8. Applicable only to existing parking lot landscape areas/islands that are used for the paintball facility: Landscape and irrigation plans shall be provided in conjunction with the Tenant Improvement Plans (i.e., Building Permit Application Packet.) Landscaping shall be enhanced, improved or installed if necessary to provide a minimum 60% ground coverage (not including tree canopies) within two years of planting. One new 24-inch-box tree shall be planted within all parking lot landscape islands in the event the existing trees have been removed or have died.
9. All "playing areas", present and future, shall be fully enclosed by 16-foot-tall poles and appropriate netting with the intent of preventing paintballs from leaving the playing fields.
10. No "playing areas" shall be located closer than 95 yards from the northern property line.
11. Outdoor activities for the paintball facility shall cease between the hours of 10:00 p.m. and 7 a.m. on Sunday through Thursday, and 12 midnight and 7 a.m. on Friday, Saturday, and Holiday weekends.
12. Occupancy at any time cannot exceed four (4) people for each approved parking space.

Christopher England, 70 West Craig Road, North Las Vegas, NV 89031 appeared on the application indicating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NOS. 3 AND 9 AMENDED AND CONDITION NO. 13 ADDED TO READ:

3. UNLESS OTHERWISE EXTENDED BY THE PLANNING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS IN TITLE 17, UN-42-11 SHALL EXPIRE ON AUGUST 1, 2014.
9. IF NECESSARY, ALL "PLAYING AREAS", PRESENT AND FUTURE, SHALL BE FULLY ENCLOSED BY 16-FOOT-TALL POLES AND APPROPRIATE NETTING WITH THE INTENT OF PREVENTING PAINTBALLS FROM LEAVING THE PLAYING FIELDS.

13. ALL LANDSCAPING RELATED TO CONDITIONS SEVEN (7) AND EIGHT (8) SHALL BE INSTALLED PRIOR TO AUGUST 1, 2013.

FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt
SECOND: Vice-Chairman Trivedi
AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Perkins, Joiner-Greene and Ewing
NAYS: None
ABSTAIN: None

The continuation of Item No 5 was heard next.

10. **T-1345 (44610) LV BLVD & BELMONT COMMERCIAL CENTER. AN APPLICATION SUBMITTED BY BRUNER AND PLACID LLC, PROPERTY OWNER, FOR A TENTATIVE MAP REVIEW IN A C-2, GENERAL COMMERCIAL DISTRICT TO ALLOW A SINGLE LOT COMMERCIAL SUBDIVISION. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF LAS VEGAS BOULEVARD AND BELMONT STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-13-702-001. (FOR POSSIBLE ACTION)**

The application was presented by Marc Jordan, Planning Manager who explained Staff was recommending approval of T-1345 subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Approval of a drainage study is required prior to submittal of the final map, and civil improvement plans, if required.
3. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans. NDOT concurrence may also be required.
4. The owner shall provide a copy of the Commercial Center's *Covenants, Conditions and Restrictions* (CC & R's) to the Department of Public Works upon submittal of the civil improvement plans and final map for initial review. The CC & R's shall address cross access/reciprocal parking.
5. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. New distribution lines or existing distribution lines being adjusted or relocated, shall be placed underground.

Eric Reitz, 5740 South Arville #206, Las Vegas, NV 89118 appeared on behalf of the applicant indicating he concurred with Staff recommendation.

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

Second Public Forum was heard next.

OLD BUSINESS

11. **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. (CONTINUED MARCH 14 AND APRIL 11, 2012) (FOR POSSIBLE ACTION)**

It was requested by the applicant to continue ZN-04-12 to August 8, 2012.

George Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014 appeared on behalf of the applicant explaining the continuance was requested to allow time to submit an Amendment to the Master Plan and hold the required neighborhood meeting and also so the application could go forward with the zoning application.

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

Chairman Brown explained the Public Hearing would remain open.

ACTION: CONTINUED TO AUGUST 8, 2012

MOTION: Commissioner Perkins

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

Minutes were heard next.

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

There was no report given.

CHAIRMAN'S BUSINESS

Chairman Steve Brown pointed out this would be Commissioner Leavitt's last meeting and thanked him for his years of service.

Vice-Chairman Trivedi asked if he was term limited.

Commissioner Jay Aston also thanked Commissioner Leavitt for his service and commended him on the work he had done while he served.

Deputy City Attorney Bethany Sanchez explained it had been determined the "At Large" members did not have term limits.

ADJOURNMENT

The meeting adjourned at 7:06 p.m.

APPROVED: July 11, 2012

/s/ Steve Brown
Steve Brown, Chairman

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