

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

September 12, 2012

BRIEFING: 5:42 P.M., Caucus Room, 2250 Las Vegas Boulevard North, North Las Vegas, Nevada

CALL TO ORDER: 6:00 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 Jay Aston - Present
Commissioner Laura Perkins - Present
Commissioner Sylvia Joiner-Greene - Present
Commissioner Willard Ewing - Present
Commissioner Nelson Stone - Present
Commissioner Felix Acevedo - Present

STAFF PRESENT: Frank Fiori, Community Development Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Jeffrey Barr, City Attorney
Eric Hawkins, Public Works, Traffic
Carolyn White, Police Department
Curt Kroeker, Utilities Department
Jo Ann Lawrence, Recording Secretary

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Commissioner Laura Perkins

PUBLIC FORUM

There was no public participation.

NOTICE

Due to technical difficulties, there is no recording of the September 12, 2012 Planning Commission Meeting.

MINUTES

• **APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF AUGUST 8, 2012 (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Commissioner Perkins

SECOND: Chairman Brown

AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, Stone and Acevedo

NAYS: None

ABSTAIN: None

Item No. 7 was heard next.

NEW BUSINESS

1. **UN-28-12 (44954) LAS VEGAS MOTORCARS, LLC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LAS VEGAS MOTORCARS, LLC ON BEHALF OF NORTH FIFTH PROPERTIES LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW A VEHICLE SALES FACILITY. THE PROPERTY IS LOCATED AT 3650 NORTH FIFTH STREET, SUITES 100, 110, 120, AND 130. THE ASSESSOR'S PARCEL NUMBER IS 139-11-201-003. (FOR POSSIBLE ACTION)**

The application was presented by Robert Eastman who explained Staff was recommending approval of UN-28-12 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.

Chris Anderson, 730 West Cheyenne Avenue #90, 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 SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Aston

SECOND: Commissioner Perkins

AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, Stone and Acevedo

NAYS: None

ABSTAIN: None

2. **UN-29-12 (44976) NORTHERN VISTA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY YVETTE RENEE CHAPPEL ON BEHALF OF DESERT STAR PLAZA LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, TO ALLOW A MASSAGE ESTABLISHMENT. THE PROPERTY IS LOCATED AT 3415 WEST CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-05-316-011. (FOR POSSIBLE ACTION)**

The application was presented by Robert Eastman, Principal Planner who explained Staff was recommending approval of UN-20-12 subject to 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 ordinance.

Yvette Chappel, 3415 West Craig Road, North Las Vegas, NV appeared on the application indicating she concurred with Staff recommendation.

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

Chairman Brown closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Perkins

SECOND: Vice-Chairman Aston

AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, Stone and Acevedo

NAYS: None

ABSTAIN: None

3. **UN-33-10 (44881) PARK CENTRAL PLAZA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY METEJEMEI LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW AN "ON-SALE" ESTABLISHMENT (RESTRICTED GAMING LIQUOR). THE PROPERTY IS LOCATED AT 5710 LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-25-312-003. (FOR POSSIBLE ACTION)**

The application was presented by Marc Jordan, Planning Manager who explained Staff was recommending approval of UN-33-10 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. That UN-33-10 shall expire on July 7, 2013.

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.

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

MOTION: Vice-Chairman Aston

SECOND: Commissioner Ewing

AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, Stone and Acevedo

NAYS: None

ABSTAIN: None

4. **SPR-12-08 (44951) LAS FLORES SHOPPING CENTER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY RHS MANAGEMENT LLC, ON BEHALF OF BJS LAS VEGAS LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME TO A PREVIOUSLY APPROVED SITE PLAN REVIEW IN THE R-A/DC, REDEVELOPMENT-AREA/DOWNTOWN CORE SUBDISTRICT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF LAS VEGAS BOULEVARD AND HAMILTON STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-23-111-001. (FOR POSSIBLE ACTION)**

The application was presented by Marc Jordan, Planning Manager who explained this was the third request for an extension of time and since the last request was approved, there had been no changes to the site plan. Staff recommended approval of SPR-12-08 subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another method, this development shall comply with all applicable codes and ordinances.
2. Submit a copy of the revised site plan to the Community Services and Development Department. The development shall comply with the Commercial Development Standards and Design Guidelines, including but not limited to the following:
 - a. Provide thirty two (32) bicycle parking spaces for the entire development within 100 feet from the building entrances. A typical bicycle parking space shall be at least 6 feet long by 2 feet wide. Covered bicycle parking facilities may be located within a building or structure, under a building eave, stairway, entrance, or similar area, or under a special structure to cover the parking.
 - b. Show staggered landscape diamonds of 5 feet X 5 feet with a tree for every three (3) parking spaces.
 - c. The use of different color or textured materials for the pedestrian connection routes is required.
 - d. Provide a six (6) foot wide foundation landscaping around the proposed new buildings. If the foundation landscaping is determined to be impractical because of soil conditions either landscaping may be transposed with the sidewalk or above ground planters shall be provided.
 - e. A minimum 80 percent ground coverage shall be provided within the landscaping next to Carey Avenue, in addition to required trees. Trees

shall be spaced at 20 feet on center and shall not exceed a mature height of 15 feet due to the location of utility poles.

- f. The sidewalk next to Las Vegas Boulevard and Hamilton Street shall be parallel to and off-set from the back of curb by a minimum of five feet, except for turn lanes, bus loading and ADA areas. Furthermore, the sidewalk adjacent to Las Vegas Boulevard shall be a minimum of 10 feet in width, and the sidewalk adjacent to Hamilton Street shall be a minimum of eight feet in width, or as otherwise approved by the Director of Community Services and Development.
 - g. A minimum 10 feet of landscaping shall be provided adjacent to the western and southern property lines.
 - h. The sidewalk and curb returns at all driveways adjacent to Carey Avenue shall be modified to meet the current design requirements related to the Americans with Disabilities Act. The additional width of the sidewalk may encroach into the required landscaped area.
3. Provide a detail color scheme for all the proposed buildings consistent with the guidelines listed in the Downtown Master Plan/ Investment Strategy.
 4. Provide a decorative block wall and/or wrought iron view fence to screen the residential developments along the west and south property lines.
 5. A minimum of five (5) stacking spaces shall be provided behind the 'order box' for the fast food restaurant.
 6. Approval of a traffic study is required prior to the civil improvement plans.
 7. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Carey Avenue and Las Vegas Boulevard.
 8. 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.

9. Commercial driveways are to be constructed in accordance with Clark County area Uniform Standard Drawing numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
10. Approval of a drainage study is required prior to submittal of the civil improvement plans.
11. Nevada Department of Transportation (NDOT) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
12. All known geological hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
13. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
14. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.
15. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
16. The property owner is required to grant a roadway easement for commercial driveway(s).
17. The property owner is required to sign a restrictive covenant for utilities.
18. Relocate Commercial driveway closest to APN 139-13-302-004 on Las Vegas Boulevard North to line up with median opening.
19. Provide a copy of NDOT encroachment permit for landscaping in the public right-of-way and also need an encroachment permit from NDOT for construction of commercial driveway being relocated.

20. Property owner is required to grant a 3 X 30 load pad easement for back of CAT bus turn-out.
21. Show all existing easements and vacation/relinquishment document information of any abandoned easements.
22. All off-site improvements must be completed prior to final inspection of the first building.
23. Fire access lanes shall be located such that no portion of the ground floor walls are located more than 150 feet from an access lane to be measured as a person would walk.
24. Fire access lanes shall be a minimum of 24 feet.
25. Fire access lanes shall be provided with 52 feet outer and 28 feet inner turn radii.
26. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
27. That SPR-12-08 shall expire on October 1, 2014.

Jennifer Lazovich, Kaempfer Crowell Renshaw Gronauer & Fiorentino, 8345 West Sunset Road, Suite 250, Las Vegas, NV 89113 appeared on behalf of the applicant requesting that the extension of time be granted for four years instead of the two years recommended by Staff, as the economy was not likely to improve in the near future to allow the project to get started.

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

Chairman Brown closed the Public Hearing.

Commissioner Will Ewing asked Staff if there was a down side to giving more than a two year extension.

Mr. Jordan explained a two year extension would allow Staff the ability to review the project if there were Code amendments.

ACTION: APPROVED WITH A FOUR YEAR EXTENSION OF TIME; FORWARDED TO THE REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION WITH CONDITION NO. 27 AMENDED TO READ:

27. THAT SPR-12-08 SHALL EXPIRE ON OCTOBER 1, 2016

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

5. **VN-03-12 (44960) ELDORADO RCL NO. 25 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, PROPERTY OWNER, FOR VARIANCES IN AN O-L/DA, OPEN-LAND/DEVELOPMENT AGREEMENT DISTRICT TO ALLOW A TEN (10) FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED, AN 18-FOOT GARAGE SETBACK WHERE 20 FEET IS REQUIRED AND A 12 FOOT FRONT YARD SETBACK WHERE 15 FEET IS REQUIRED FOR ALL 145 PROPOSED SINGLE-FAMILY RESIDENTIAL LOTS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF GLIDING EAGLE ROAD AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBER IS 124-21-701-005. (FOR POSSIBLE ACTION)**

The application was presented by Marc Jordan, Planning Manager who explained Staff was supporting the request for a reduction in the corner side yard setback to 10 feet where 15 feet was required; but, was opposed to the request for an 18 foot garage setback where 20 feet was required and a 12 foot front yards setback where 15 feet was required. Staff recommended that VN-03-12 be approved in part only to allow a reduced corner side yard setback 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. 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 10-foot corner side yard setback to the house shall be maintained for all corner lots.

Jennifer Lazovich, Kaempfer Crowell Renshaw Gronauer & Fiorentino, 8345 West Sunset Road, Suite 250, Las Vegas, NV 89113 appeared on behalf of the applicant explaining the request for the reduction in front yard setbacks was to allow the developer to provide larger back yards.

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

Chairman Brown closed the Public Hearing.

After a lengthy discussion of how many lots would require the requested variances, the applicant agreed to continue the application so she could come back to the Commission

with a better idea of how many lots and which lots would require the requested variances.

ACTION: CONTINUED TO OCTOBER 10, 2012

MOTION: Vice-Chairman Aston

SECOND: Commissioner Perkins

AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, Stone and Acevedo

NAYS: None

ABSTAIN: None

Chairman Brown indicated the Public Hearing would remain open.

Chairman Steve Brown recognized Mayor Shari Buck.

6. **T-1347 (44959) ELDORADO RCL NO. 25. AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN O-L/DA, OPEN-LAND/DEVELOPMENT AGREEMENT DISTRICT CONSISTING OF 145 SINGLE-FAMILY LOTS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF GLIDING EAGLE ROAD AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBER IS 124-21-701-005. (FOR POSSIBLE ACTION)**

It was requested by the applicant to continue T-1347 to October 10, 2012.

ACTION: CONTINUED TO OCTOBER 10, 2012

MOTION: Vice-Chairman Aston

SECOND: Commissioner Perkins

AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, Stone and Acevedo

NAYS: None

ABSTAIN: None

Second Public Forum was heard next.

OLD BUSINESS

7. **UN-24-11 (44870) SOMERSET ACADEMY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SOMERSET ACADEMY ON BEHALF OF SCHOOL DEVELOPMENT CENTENNIAL, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT (UN-24-11) IN A C-2, GENERAL COMMERCIAL DISTRICT TO AMEND CONDITION #9 BY REVISING THE SPECIFIC CONFIGURATION AND TURF SIZE OF THE PLAY GROUND. THE PROPERTY IS LOCATED AT 385 CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-27-115-022. (CONTINUED AUGUST 8, 2012) (FOR POSSIBLE ACTION)**

It was requested by the applicant to continue UN-24-11 to October 10, 2012.

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

Chairman Brown indicated the Public Hearing would remain open.

ACTION: CONTINUED TO OCTOBER 10, 2012

MOTION: Vice-Chairman Aston

SECOND: Commissioner Perkins

AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, Stone and Acevedo

NAYS: None

ABSTAIN: None

Item No. 1 was heard next.

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Community Services and Development Director Frank Fiori informed the Commission the APA State Conference was being held in Las Vegas in October and invited them to attend.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 6:54 p.m.

APPROVED: October 10, 2012

/s/ Steve Brown
Steve Brown, Chairman

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