MINUTES
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION

April 10, 2013

BRIEFING:	5:30 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 - Absent Commissioner Laura Perkins - Present Commissioner Sylvia Joiner-Greene - Present Commissioner Willard Ewing - Absent Commissioner Nelson Stone - Absent Commissioner Felix Acevedo - Present
STAFF PRESENT:	Frank Fiori, Community Services and Development Director Marc Jordan, Planning Manager Robert Eastman, Principal Planner Bethany Rudd Sanchez, Sr. Deputy City Attorney Jennifer Doody, PW - Development & Flood Control Eric Hawkins, Public Works, Traffic Cliff Moss, Utilities Julie Shields, Recording Secretary
VERIFICATION:	Julie Shields, Recording Secretary
PLEDGE OF ALLEGIANCE:	Commissioner Laura Perkins

PUBLIC FORUM

There was no public participation.

NOTICE

Due to technical difficulties, there was no recording of the April 10, 2013 Planning Commission Meeting.

MINUTES

- **APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF MARCH 13, 2013 (FOR POSSIBLE ACTION)**

ACTION: APPROVED

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

NEW BUSINESS

1. **UN-09-13 (45752) TEN TON FORKLIFT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TEN TON FORKLIFT & TRUCK SERVICE ON BEHALF OF MUNDEE TRUCKING, INC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A VEHICLE REPAIR FACILITY. THE PROPERTIES ARE LOCATED AT 281 AND 261 COMMERCE PARK COURT. THE ASSESSOR'S PARCEL NUMBERS ARE 139-10-710-001 AND 139-10-710-002. (FOR POSSIBLE ACTION)**

The application was presented by Robert Eastman, Principal Planner.

Staff recommended approval of UN-09-13 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. All work shall be conducted within the building.

3. The vehicles awaiting repair and retained overnight shall be appropriately screened from view, per Title 17.

Chairman 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 Acevedo
SECOND: Commissioner Perkins
AYES: Chairman Brown, Commissioners Perkins, Joiner-Greene, and Acevedo
NAYS: None
ABSTAIN: None

2. **UN-11-13 (45760) SUPER DUTY SHOP (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MICHAEL SMITH, ON BEHALF OF ROUSSEAU LIVING TRUST, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A VEHICLE REPAIR FACILITY. THE PROPERTY IS LOCATED AT 3780 CIVIC CENTER DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 139-12-202-012. (FOR POSSIBLE ACTION)**

The application was presented by Robert Eastman, Principal Planner.

Staff recommended approval of UN-11-13 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. All work shall be conducted within the building.

3. The vehicles awaiting repair and retained overnight shall be appropriately screened from view, per Title 17.

Chairman 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 Joiner-Greene
SECOND: Commissioner Acevedo
AYES: Chairman Brown, Commissioners Perkins, Joiner-Greene, and Acevedo
NAYS: None
ABSTAIN: None

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

3. UN-06-11 (45697) FAST FOOD RESTAURANT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY HHI CLARK LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT TO ALLOW A FAST FOOD RESTAURANT. THE PROPERTY IS LOCATED APPROXIMATELY 350 FEET EAST OF NORTH 5TH STREET AND SOUTH OF CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-26-101-002. (FOR POSSIBLE ACTION)

The application was presented by Marc Jordan, Planning Manager.

Staff recommended approval of UN-06-11 with the following conditions:

(Note: All the original conditions have been re-listed with the exception of condition six (6) which addresses the new expiration date. All other conditions have been renumbered as appropriate.)

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 (Section 17.24.200.C.4.d.)
    b. A 20-foot landscape buffer along the southern property line (Section 17.24.200.J.7) is not required.
    c. A screen wall along the southern property line (Section 17.24.200.G.1.a) is not required.
    d. A landscaped hedge with a minimum height of three (3) feet shall be provided along Centennial Parkway to comply with the intent of the Design Standards.

3. The applicant shall comply with the Commercial Development Standards and Design Guidelines including, but not limited to, the following:

    a. Increase the width of the landscape island on the west side of the trash enclosure to a minimum 6'-0".
    b. Add a landscape island between the trash enclosure and the adjacent row of parking. This will likely eliminate at least one parking space.

c. Unless currently constructed, the sidewalk along Centennial Parkway shall maintain a minimum five-foot (5'-0") separation from the back-of-curb and shall meander.

4. All landscaped areas shall provide a minimum ground coverage of 60 percent (not including trees) within two years of the time a certificate of occupancy is issued.

5. The pedestrian/handicap access between the building and Centennial Parkway shall utilize decorative pavers or stamped and decorative concrete to help distinguish this area from the drive aisle and parking areas.

6. The use permit shall expire on February 9, 2015.

7. Commercial driveways are to be designed and constructed in accordance with *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222A, including throat depth, and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.

8. All known geologic 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.

9. If not already existing, the property owner is required to grant a roadway easement for commercial driveway(s).

10. The property owner is required to grant a 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.

11. A revocable encroachment permit for landscaping within the public right of way may be required.

12. 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.

13. The developer shall provide a copy of the cross access easement with adjacent parcel(s) prior to approval of the civil improvement plans.

14. The developer shall construct a raised median within Centennial Parkway allowing west bound traffic left turn access into the development per Clark County Area Uniform Standard Drawing number 221.1. The median shall be

constructed per Clark County Area Uniform Standard Drawing numbers 218 PCC and 219 "A" type island curb.

Chris Kaempfer appeared on behalf of the applicant. Approval to allow extension of time was needed in order to build in accordance with conditions.

Chairman 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 Acevedo
SECOND: Commissioner Joiner-Greene
AYES: Chairman Brown, Commissioners Perkins, Joiner-Greene, and Acevedo
NAYS: None
ABSTAIN: None

4. UN-07-11 (45699) FAST FOOD RESTAURANT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY HHI CLARK LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT TO ALLOW A FAST FOOD RESTAURANT. THE PROPERTY IS LOCATED APPROXIMATELY 350 FEET EAST OF NORTH 5TH STREET AND SOUTH OF CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-26-101-002. (FOR POSSIBLE ACTION)

The application was presented by Marc Jordan, Planning Manager.

Staff recommended approval of UN-07-11 with the following conditions:

(Note: All the original conditions have been re-listed with the exception of condition eight (8) which addresses the new expiration date. All other conditions have been renumbered as appropriate.)

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 (Section 17.24.200.C.4.d.)
   b. A 20-foot landscape buffer along the southern property line (Section 17.24.200.J.7) is not required.

c. A screen wall along the southern property line (Section 17.24.200.G.1.a) is not required.
d. A landscaped hedge with a minimum height of three (3) feet shall be provided along Centennial Parkway to comply with the intent of the Design Standards.

3. The development of this site shall comply with the Commercial Development Standards and Design Guidelines including, but not limited to, the following:

   a. Increase the width of the landscape island on the west side of the trash enclosure to a minimum 6'-0".
   b. Add a landscape island between the trash enclosure and the adjacent row of parking. This will likely eliminate at least one parking space.
   c. Unless currently constructed, the sidewalk along Centennial Parkway shall maintain a minimum five-foot (5'-0") separation from the back-of-curb and shall meander.
   d. Add a landscape island at the west end of the row of parking that faces the front of the building.

4. All landscaped areas shall provide a minimum ground coverage of 60 percent (not including trees) within two years of the time a certificate of occupancy is issued.

5. The pedestrian/handicap access between the building and Centennial Parkway shall utilize decorative pavers or stamped and decorative concrete to help distinguish this area from the drive aisle and parking areas.

6. The maximum public floor space for the convenience food restaurant shall not exceed 700 square feet unless all other on-site parking requirements are satisfied. Demonstration of compliance shall be provided by the applicant prior to the issuance of a building permit.

7. The 7,176 square feet of floor space identified as "Future Retail" is limited to those uses that require no more than one parking space per 250 square feet of floor area.

8. The use permit shall expire on February 9, 2015.

9. Commercial driveways are to be designed and constructed in accordance with *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222A, including throat depth, and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.

10. All known geologic 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.

11. If not already existing, the property owner is required to grant a roadway easement for commercial driveway(s).

12. The property owner is required to grant a 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.

13. A revocable encroachment permit for landscaping within the public right of way may be required.

14. 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.

15. The developer shall provide a copy of the cross access easement with adjacent parcel(s) prior to approval of the civil improvement plans.

16. The developer shall construct a raised median within Centennial Parkway allowing west bound traffic left turn access into the development per Clark County Area Uniform Standard Drawing number 221.1. The median shall be constructed per Clark County Area Uniform Standard Drawing numbers 218 PCC and 219 "A" type island curb.

Chris Kaempfer appeared on behalf of the applicant. Approval to allow extension of time was needed in order to build in accordance with conditions.

Chairman 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 Acevedo
SECOND: Commissioner Joiner-Greene
AYES: Chairman Brown, Commissioners Perkins, Joiner-Greene, and Acevedo
NAYS: None
ABSTAIN: None

5. UN-08-13 (45751) BRIDGE MOTORS, LLC (ROCIO PUENTE) (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ROCIO PUENTE/BRIDGE MOTORS LLC ON BEHALF OF MCA DOVONAN WAY 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 4560 DONOVAN WAY, SUITES O & P. THE ASSESSOR'S PARCEL NUMBER IS 139-01-611-011. (FOR POSSIBLE ACTION)

The application was presented by Marc Jordan, Planning Manager.

Staff recommended approval of UN-08-13 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. A maximum of two (2) outdoor vehicle display spaces may be allowed. All other "for sale" vehicles shall be stored within the warehouse.

Victor Puente, 4560 Donovan Way, Ste. OMP, North Las Vegas, appeared on behalf of the applicant to request approval of Use Permit UN-08-13.

Chairman 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 Acevedo
SECOND: Commissioner Joiner-Greene
AYES: Chairman Brown, Commissioners Perkins, Joiner-Greene, and Acevedo
NAYS: None
ABSTAIN: None

OLD BUSINESS

6. **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. (FOR POSSIBLE ACTION) (CONTINUED AUGUST 8, SEPTEMBER 12, OCTOBER 10, AND NOVEMBER 14, 2012, JANUARY 9 AND FEBRUARY 13, 2013)**

A letter was received on April 10, 2013 from Robert Gronauer of Kaempfer, Crowell Renshaw, Gronauer, and Fiorentino, on behalf of the applicant, who requested this item be continued to May 8, 2013.

Chairman Brown opened the Public Hearing. There was no public participation. Chairman Brown indicated the Public Hearing would remain open.

ACTION: CONTINUED TO MAY 8, 2013

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

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

There was no report given.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 6:15 p.m.

APPROVED: May 8, 2013

/s/ Steve Brown
Steve Brown, Chairman

/s/ Julie Shields
Julie Shields, Recording Secretary