

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

July 10, 2013

BRIEFING:

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

CALL TO ORDER:

6:05 P.M.
Council Chambers, 2250 Las Vegas Boulevard North
North Las Vegas, Nevada

WELCOME:

Acting Chairwoman Perkins

ROLL CALL:

Acting Chairwoman Laura Perkins – Present
Chairman Steve Brown – Absent
Vice-Chairman Jay Aston - Absent
Commissioner Sylvia Joiner-Greene – Present
Commissioner Willard Ewing - Present
Commissioner Nelson Stone - Present
Commissioner Felix Acevedo - Present

STAFF PRESENT:

Frank Fiori, Community Services and Development Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Sandra Douglass-Morgan, Assistant City Attorney
Eric Hawkins, Public Works/Traffic
Jennifer Doody, Public Works/Development & Flood
Control
Curt Kroeker, Engineering Associate/Utilities
Julie Shields, Recording Secretary

VERIFICATION:

Julie Shields, Recording Secretary

PLEDGE OF ALLEGIANCE:

Commissioner Nelson Stone

ELECTION OF PLANNING COMMISSION OFFICERS

ACTION: LAURA PERKINS ELECTED CHAIRWOMAN
NELSON STONE ELECTED VICE-CHAIRMAN

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

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of Minutes for the Planning Commission Meeting of June 12, 2013 (For possible action)

ACTION: APPROVED

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

NEW BUSINESS

1. **UN-19-13 (46149) UNITED AUTO SALES, LLC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY UNITED AUTO SALES LLC ON BEHALF OF BRI CHEYENNE STORAGE 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 2222 WEST CHEYENNE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-08-803-009. (FOR POSSIBLE ACTION)**

Chairwoman Perkins opened the Public Hearing, and advised per Staff, this item would be continued to August 14, 2013.

ACTION: CONTINUED TO AUGUST 14, 2013

Ms. Faye Knight, 3319 Coleman St., North Las Vegas, appeared to discuss the above item; however, since Staff continued this item to August 14, 2013, she will return at that time.

2. **UN-21-13 (46245) ALL JAPANESE AUTO PARTS STORAGE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NEVADA LANDSCAPE CORP. ON BEHALF OF L & J LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW A SALVAGE YARD CENTER. THE PROPERTY IS LOCATED AT 5825 NORTH LAMONT STREET. THE ASSESSOR'S PARCEL NUMBER IS 123-29-701-006. (FOR POSSIBLE ACTION)**

Chairwoman Perkins opened the Public Hearing, and advised per Staff, this item would be continued to August 14, 2013.

ACTION: CONTINUED TO AUGUST 14, 2013

3. **UN-20-13 (46237) GREAT AMERICAN AUTO SALES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY FADL A. DARWICHE ON BEHALF OF RIO PLAZA AUTO LLC C/O GREAT AMERICAN CAPITAL, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW A VEHICLE SALES FACILITY. THE PROPERTY IS LOCATED AT 5128 CAMINO AL NORTE, SUITE #100. THE ASSESSOR'S PARCEL NUMBER IS 124-34-301-007. (FOR POSSIBLE ACTION)**

Chairwoman Perkins opened the Public Hearing, and advised per Staff, this item would be continued to August 14, 2013.

ACTION: CONTINUED TO AUGUST 14, 2013

4. UN-23-13 (46252) LAS VEGAS SPEED & MOTOR SPORTS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LAS VEGAS SPEED & MOTOR SPORTS, LLC, 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 3500 JOHN PETER LEE STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-10-310-010. (FOR POSSIBLE ACTION)

Chairwoman Perkins opened the Public Hearing, and advised per Staff, this item would be continued to August 14, 2013.

ACTION: CONTINUED TO AUGUST 14, 2013

5. UN-24-13 (46253) LAS VEGAS SPEED & MOTOR SPORTS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LAS VEGAS SPEED & MOTOR SPORTS, 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 3500 JOHN PETER LEE STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-10-310-010. (FOR POSSIBLE ACTION)

Chairwoman Perkins opened the Public Hearing, and advised per Staff, this item would be continued to August 14, 2013.

ACTION: CONTINUED TO AUGUST 14, 2013

6. SPR-04-13 (46243) PROJECT BOW (PUBLIC HEARING). AN APPLICATION SUBMITTED BY UNITED CONSTRUCTION COMPANY ON BEHALF OF MELDRUM FAMILY TRUST, PROPERTY OWNER, FOR A MAJOR SITE PLAN REVIEW TO ALLOW APPROXIMATELY 714,500 SQUARE FEET OF NON RESIDENTIAL FLOOR AREA (WAREHOUSE/DISTRIBUTION CENTER) IN AN M-2, GENERAL INDUSTRIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND STATZ STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-01-101-007,015 AND 017. (FOR POSSIBLE ACTION)

Chairwoman Perkins advised this item was withdrawn by the applicant.

ACTION: WITHDRAWN

7. UN-22-13 (46250) NO GREATER LOVE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NO GREATER LOVE WORSHIP CENTER ON BEHALF OF KIRWEN PROPERTIES LLC, PROPERTY OWNER, FOR A

SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A RELIGIOUS INSTITUTION (CHURCH). THE PROPERTY IS LOCATED AT 3355 WEST CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-05-316-014. (FOR POSSIBLE ACTION)

Chairwoman Perkins opened the Public Hearing, and advised per Staff, this item would be continued to August 14, 2013.

ACTION: CONTINUED TO AUGUST 14, 2013

8. **UN-24-11 (46223) SOMMERSET CENTENNIAL 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 IN A C-2, GENERAL COMMERCIAL DISTRICT. THE PROPERTY IS LOCATED AT 385 WEST CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-27-115-022. (FOR POSSIBLE ACTION)**

Chairwoman Perkins opened the Public Hearing, and advised per Staff, this item would be continued to August 14, 2013.

ACTION: CONTINUED TO AUGUST 14, 2013

OLD BUSINESS

9. **UN-44-06 (45906) ALEXANDER RD. & MLK BLVD. (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GHASSAN SHAMOUN ON BEHALF OF ZUHAIN ZORA AND GHASSAN SHAMOUN, PROPERTY OWNERS, FOR AN EXTENSION OF TIME TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF ALEXANDER ROAD AND MARTIN LUTHER KING BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-04-410-007 THRU 139-04-410-013. (FOR POSSIBLE ACTION) (CONTINUED JUNE 12, 2013)**

This application was presented by Marc Jordan, Planning Manager, who advised this application was for a Special Use Permit for an extension of time for a convenience store with gas pumps. This was the applicant's third request for an extension of time. The property was zoned PUD. When the PUD was proposed and approved, it showed the convenience store as part of the commercial center, including some office uses.

Mr. Jordan advised at this time, there had been no requests for building permits for a convenience store. Prior to requesting a building permit, the applicant would be required to return to the Planning Commission and demonstrate through a final development plan, that they would be willing to comply with all the conditions of approval for both the Use Permit conditions that were currently before the Commission, and also with those conditions that would part of the PUD. Staff had no objections, and approved the request for a two-year extension.

Vice-Chairman Stone confirmed the applicant was not present. Mr. Jordan confirmed the item was continued once, and this was a third request for an extension of time. Mr. Jordan advised staff had attempted to reach out to the applicant and was unable to contact them.

Chairwoman Perkins opened the Public Hearing. Chairwoman Perkins closed the Public Hearing.

The recommended conditions per Staff Report dated June 12, 2013 were as follows:

1. This special use permit shall expire on April 25, 2015.
2. UN-44-06 shall comply with the conditions of approval for ZN-22-07.
3. Access ladders and scuppers shall be incorporated into the interior of the structure.
4. A looped water system may be required, subject to review and approval of the Utilities Department. This may require developer to acquire a utility easement from the property to the north.
5. The developer shall provide a meter and backflow for each building per City of North Las Vegas Municipal Water Services District Service Rules and Regulations.
6. Water main extension is required in Alexander Road.
7. At the time of development, an agreement shall be established with the adjacent property owner (APN 139-04-410-014) in the construction of the shared access driveway on Alexander Road including cross-access agreements; or the driveway on Alexander Road shall be eliminated and ZN-22-07 shall be amended to reflect the changes.

ACTION: APPROVED, SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

10. **UN-13-13 (46081) WORKSHOP/GARAGE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DOUGLAS BUELTEL AND STEPHEN BUELTEL, ON BEHALF OF DOUGLAS BUELTEL, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN R-E, RANCH ESTATES DISTRICT TO ALLOW A 1,710 SQUARE FOOT DETACHED WORKSHOP/GARAGE. THE PROPERTY IS LOCATED AT 4709 OVERLOOK RANCH STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-05-114-015. (FOR POSSIBLE ACTION) (CONTINUED JUNE 12, 2013)**

Vice-Chairman Stone abstained as a reasonable person would perceive there to be a conflict of interest. The subject property was in his neighborhood, and a relative would be speaking on this item during this meeting. Vice-Chairman Stone exited Council Chambers.

This application was presented by Robert Eastman, Principal Planner. This item was originally heard June 12, 2013, and was continued to July 10, 2013, to allow the applicant time to meet with staff, and to alleviate some of staff's objections regarding the design of the building and driveway. The original design had a full driveway in front of the accessory building, plus the driveway to the house. The majority of the front yard was under pavement, which was not allowed per Title 17.

Mr. Eastman advised the applicant recently met with staff, and redesigned their building, which now meets the architectural design standards for an accessory building in a single-family development. The pop-outs and architectural features were designed to match the main house. The driveway has been changed to include pavers to match the existing home.

Staff recommended approval of this item, subject to the conditions in the original staff report.

Chairwoman Perkins opened the Public Hearing.

Stephen Bueltel, 4709 Overlook Ranch Street, North Las Vegas. The applicant appeared and was in agreement with staff's recommendations.

Sandy Stone, 3604 Chaps Ranch Avenue, North Las Vegas. Mrs. Stone met with some neighbors and was able to obtain signatures on a petition. Mrs. Stone stated

many people had not been notified or approached by the applicant [regarding the proposed change].

Mrs. Stone stated during the June 12, 2013 meeting, it was suggested the applicant organize a meeting or discuss the issue, and to date, no neighborhood meeting had taken place, and she requested this item be denied.

Mrs. Stone spoke against this item at the June 12, 2013 meeting and presented facts and statistics supporting her position. Mrs. Stone advised a neighbor had sent a letter with drawings and statistics. Mrs. Stone offered a metaphor for the Commission's consideration, and requested the item be denied.

Merle Kelly, 3608 Chaps Ranch Avenue, North Las Vegas, stated she bought her home due to spacious lots and that it was a small community of 28 homes. This was a gated community. She opposed the size of the proposed detached garage/workshop. She advised of the existing 18 homes built by Celebrate Homes, the majority had a single-bay, RV garage with one roll-up door. Of the 10 new homes built by Discovery Homes, there was one home that was built with a detached garage, with one roll-up door. This was consistent with the homes built with an RV garage. Ms. Kelly did not oppose an RV garage or garage workshop that was a single-bay, roll-up door. Nowhere in the information did it state this was a gated community. If this request was granted there would be three homes with 12 garage doors facing the street.

Ms. Kelly stated at the June 12, 2013, Planning Commission meeting, Mr. Bueltel presented letters from neighbors who approved his plan for a garage/workshop, and all but one lived in the community less than one year. Other neighbors had not been contacted regarding their concerns about the proposed garage/workshop. Ms. Kelly presented the Planning Commission with a petition signed by some residents in the neighborhood. Her concern was the neighborhood would look like a commercial warehouse district and not a family neighborhood. Mrs. Stone confirmed with Chairwoman Perkins that the Planning Commission received a letter from neighbor Rosco Nash.

Lloyd Briner, 4717 Overlook Ranch St., North Las Vegas, stated the HOA allowed the structures to be built, as long as the design matched the existing structure. He stated Mr. Bueltel's design complemented the existing homes, and added to the property value and community. He stated he did not see the petition that was submitted to the Planning Commission, and he approved of the project.

Randall Dawdy, 3609 Cowboy Ranch Avenue, North Las Vegas, was a two year resident and liked the openness of the neighborhood, with the ability to grow. He opined the addition of one more RV garage would not impact the street. There were a number of RV garages on the street. Mr. Dawdy stated Mr. Bueltel's design would allow the RV to be stored in the garage and would be out of sight. He stated the value of

neighborhood would be retained and might also increase, and would not take away from the value of his home. Mr. Dawdy agreed with allowing the garage/workshop.

The applicant, Stephen Bueltel, stated he understood the concerns of the neighbors and did not solicit from other neighbors on the opposite street. He stated neighbors advised a petition was circulating to disapprove the structure on the basis that it would devalue the property. He was told by his realtor and the HOA that he would be able to build an RV structure on his property. When he built his house, he moved it to one side of the lot so he could build the structure. He did not like the builder's RV design, and his design was created to match the house. He wanted it to look similar to the house and to maintain its value.

He wanted a structure to store his RV and truck so that it would not detract from the neighborhood. Mr. Francisco Aberra designed the structure to match the home, and the design was approved by staff. Mr. Dawdy advised he approached his immediate neighbors on his block.

Francisco Aberra, 3644 (inaudible) Avenue, reviewed plans for the proposed structure. He stated in the beginning, he requested a letter from the immediate neighbor (to the front and sides) and received agreement from them. Those who opposed lived away from the subject property. The design elements were created to match the structure, and to receive approval from the HOA and Building Department.

Mr. Dawdy reviewed and compared his design to that of Discovery Homes RV garage and stated his design was a significant improvement.

Commissioner Ewing asked what the square footage was of only the RV garage; Mr. Bueltel responded 20' x 45.' Mr. Dawdy advised the total garage space is 1,800 square feet (RV garage, single/ double garage space). The proposed structure was 1,710 square feet.

Chairwoman Perkins closed the Public Hearing.

The recommended conditions per Staff Report dated June 12, 2013 were 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 accessory structure shall comply with all of the Single Family Design Guidelines, including but not limited to the following:
 - a. The accessory structure shall match the principal building in material, design and color.

- b. Architectural embellishments shall be required around all doors and windows.
3. The accessory structure shall not exceed 1,710 square feet.
4. A driveway plan must be submitted for review and approval at the time of building permit application.
5. The driveways shall comply with Clark County Area Uniform Standard Drawing Number 222. The driveway must also be at least 7 feet from the property line and 6 feet from any utilities, including streetlights.

ACTION: APPROVED, SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Ewing

SECOND: Commissioner Joiner-Greene

AYES: Chairwoman Perkins, Commissioners Joiner-Greene, Ewing, and Acevedo

NAYS: None

ABSTAIN: Vice-Chairman Stone

Vice-Chairman Stone re-entered Council Chambers.

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Director Fiori congratulated Chairwoman Perkins on her re-appointment to the Board by Councilwoman Wood.

In addition, Director Fiori congratulated newly elected Planning Commission officers Chairwoman Perkins and Vice-Chairman Stone.

CHAIRWOMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 6:45 p.m.

APPROVED: August 14, 2013

/s/ Laura Perkins
Laura Perkins, Chairwoman

/s/ Julie Shields
Julie Shields, Recording Secretary