

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

January 8, 2014

- 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:** Chairwoman Laura Perkins
- ROLL CALL:** Chairwoman Laura Perkins – Present  
Vice-Chairman Nelson Stone – Present  
Commissioner Jay Aston - Present  
Commissioner Sylvia Joiner-Greene – Present  
Commissioner Willard Ewing – Absent  
Commissioner Felix Acevedo – Present  
Commissioner Kenneth Kraft – Absent
- STAFF PRESENT:** Frank Fiori, Community Services and Development Director  
Marc Jordan, Planning Manager  
Robert Eastman, Principal Planner  
Bethany Rudd Sanchez – Sr. Deputy City Attorney  
Eric Hawkins, Public Works/Traffic  
Jennifer Doody, Public Works/Development & Flood  
Control  
Julie Shields, Recording Secretary
- VERIFICATION:** Julie Shields, Recording Secretary
- PLEDGE OF ALLEGIANCE:** Commissioner Jay Aston

**PUBLIC FORUM**

There was no public participation.

**AGENDA**

**1. APPROVAL OF THE PLANNING COMMISSION MEETING AGENDA OF JANUARY 8, 2014 (FOR POSSIBLE ACTION)**

Marc Jordan, Planning Manager, stated the applicant for T-1359 requested the item be continued to the February 12, 2014 Planning Commission meeting.

**ACTION:** APPROVED AS AMENDED; AGENDA ITEM NO. 16, T-1359, CONTINUED TO FEBRUARY 12, 2014, PER THE APPLICANT'S REQUEST

**MOTION:** Commissioner Acevedo

**SECOND:** Vice-Chairman Stone

**AYES:** Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston, Joiner-Greene and Acevedo

**NAYS:** None

**ABSTAIN:** None

**MINUTES**

**2. APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF DECEMBER 11, 2013 (FOR POSSIBLE ACTION)**

**ACTION:** APPROVED

**MOTION:** Vice-Chairman Stone

**SECOND:** Commissioner Aston

**AYES:** Chairwoman Perkins, Vice-Chairman Stone, Commissioner Joiner-Greene

**NAYS:** None

**ABSTAIN:** Commissioners Aston and Acevedo

**NEW BUSINESS**

3. **AMP-01-14 (47582) CENTENNIAL VALLEY RESIDENTIAL NORTH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY IOTA ROYAL LLC % GIBRALTAR CAPITAL & ASSET MGMT. SVCS., PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF COMMUNITY COMMERCIAL TO SINGLE-FAMILY MEDIUM. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-30-510-004. (FOR POSSIBLE ACTION)**

This application was presented by Marc Jordan, Planning Manager.

Mr. Jordan requested Item Nos. 3, 4, and 5 be presented together since they are related, and advised each item would require a separate vote. Additionally, an amendment to Item No. 5 would be read into the record.

Item No. 3 is an application submitted by IOTA Royal, LLC, which is an amendment to the Comprehensive Plan to change the current designation from Community Commercial to Single-Family Medium.

Item No. 4 is an application for rezoning from C-2, General Commercial District to R-2, Single-Family Medium Density District.

Item No. 5 is the related tentative map for a 151 lot subdivision.

Mr. Jordan stated that staff was supportive of the amendment to the Comprehensive Plan and the rezoning request, and believed the characteristics of the request complied with the guidelines within Comprehensive Plan, where it is more supportive and conducive to the surrounding neighborhoods. Staff also supported the related tentative maps.

Mr. Jordan advised the applicant is proposing lots that are 4,000 square feet in size and larger. The density would be six (6) dwelling units to the acre; therefore, the Residential Design Incentive System would not come into play on this. The applicant is far exceeding the open space requirements for this development and is proposing approximately 190,000 square feet of open space.

The median within Centennial Parkway is 12 feet in width, and the applicant is required to construct the median at least 14 feet in width. The applicant is aware of this requirement.

Mr. Jordan further advised there is a connection to the open space in the trail that is proposed along the north side, adjacent to the I-215. The applicant has proposed access to that area between lot numbers 25 and 26. Staff is requesting an additional access point on the eastern side of this development, along lot numbers 34 and 35, which will be convenient for residents. The tentative map is showing compliance with all landscaping, including an interior parkway. Landscaping is on both sides of the street for this development.

Staff is recommending approval of the tentative map. One amendment will be read into the record prior to taking action on this item.

**George Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson**, appeared on behalf of the applicant. Mr. Garcia stated the current zoning and land use to the north of Centennial is commercial, to the south is multi-family, R-3 zoning, and he proposed these areas be changed to R-2, medium density residential. Mr. Garcia concurred with staff's recommendations on Item Nos. 3, 4 and 5. Mr. Garcia referenced the tentative map and referred to the median width of 14 feet. He stated there was a revised cross-section that was provided to Public Works. Mr. Garcia entered an exhibit into the record that shows the exact cross-sections that were provided to Public Works and agreed to, that staff would read this into the record at the time the tentative map was introduced. Mr. Garcia concurred with staff's revised conditions on the tentative map.

Chairwoman Perkins opened the public hearing.

**Ken Klosterman, 6127 Sage Hills, North Las Vegas**, spoke in support of Item Nos. 3, 4, and 5, and represented Highland Hills Homeowners Association. Mr. Klosterman stated the HOA was in favor of this community coming into the area, and requested his comments be carried forward on all related items.

Vice-Chairman Stone asked the applicant if a neighborhood meeting had been held and Mr. Garcia responded it had. Approximately 12 people attended the meeting, 7 signed in and he received 5 comment cards – all cards were supportive.

Chairwoman Perkins stated this was an appropriate zoning reclassification request for this area.

Chairwoman Perkins closed the public hearing.

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

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

4. **ZN-02-14 (47583) CENTENNIAL VALLEY RESIDENTIAL NORTH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY IOTA ROYAL LLC % GIBRALTAR CAPITAL & ASSET MGMT. SVCS., PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM THE CURRENT DESIGNATION OF C-2, GENERAL COMMERCIAL DISTRICT TO AN R-2, SINGLE-FAMILY MEDIUM DENSITY DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-30-510-004. (FOR POSSIBLE ACTION)**

**George Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson**, appeared on behalf of the applicant. Mr. Garcia stated the current zoning and land use to the north of Centennial is commercial, to the south is multi-family, R-3 zoning, and he proposed these areas be changed to R-2, medium density residential. Mr. Garcia concurred with staff's recommendations on Item Nos. 3, 4 and 5. Mr. Garcia referenced the tentative map and referred to the median width of 14 feet. He stated there was a revised cross-section that was provided to Public Works. Mr. Garcia entered an exhibit into the record that shows the exact cross-sections that were provided to Public Works and agreed to, that staff would read this into the record at the time the tentative map was introduced. Mr. Garcia concurred with staff's revised conditions on the tentative map.

Chairwoman Perkins opened the public hearing.

**Ken Klosterman, 6127 Sage Hills, North Las Vegas**, spoke in support of Item Nos. 3, 4, and 5, and represented Highland Hills Homeowners Association. Mr. Klosterman stated the HOA was in favor of this community coming into the area, and requested his comments be carried forward on all related items.

Chairwoman Perkins closed the public hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATIONS; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

5. **T-1361 (47585) CENTENNIAL VALLEY RESIDENTIAL NORTH. AN APPLICATION SUBMITTED BY IOTA ROYAL LLC % GIBRALTAR CAPITAL & ASSET MGMT. SVCS., PROPERTY OWNER, FOR A TENTATIVE MAP IN A C-2, GENERAL COMMERCIAL DISTRICT (PROPOSED PROPERTY RECLASSIFICATION TO AN R-2, SINGLE-FAMILY MEDIUM DENSITY DISTRICT) TO ALLOW 151 SINGLE-FAMILY RESIDENTIAL LOTS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-30-510-004. (FOR POSSIBLE ACTION)**

This application was presented by Marc Jordan, Planning Manager.

Staff amended Condition No. 10, to delete paragraph one. Mr. Jordan advised the remainder of that item would remain as is.

The original conditions per Staff Report dated January 8, 2014 are as follows:

**PLANNING & ZONING:**

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. Two (2) 20-foot wide linear pedestrian connections shall be provided from the subdivision to the City's planned trail in the CC-215 right-of-way. The connections shall be provided between lots 25 and 26 and in the vicinity of lots 34 and 35.
3. If a wall is provided around the development, a break in wall plane must be provided a minimum of every 500 feet and be achieved as outlined in Section 17.24.070(B)(1)(b)(A)(1-5) of the Municipal Code, (Title 17).
4. The tentative map shall become null and void should the accompanying rezoning request (ZN-02-14) not be approved by the City Council.

**PUBLIC WORKS DEPARTMENT:**

5. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. Due to the proximity of CC 215, Clark County Public Works concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
8. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
9. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
10. Although the preliminary street sections for Centennial Parkway and Valley Drive shown on the cover sheet of the plans are incorrect, it appears that the overall width (130') depicted on the plans from lot to lot across Centennial Pkwy is adequate. However, until the right-of-way is shown correctly, modifications to the original site plan are required which may result in fewer lots.

The right-of-way has been previously dedicated. Construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:

1. Centennial Parkway (**100'**) *Clark County Area Uniform Standard Drawing* number 202 with median island; sidewalk separated from curb to meet Planning Dept. requirement;
2. Valley Drive (**80'**) *Clark County Area Uniform Standard Drawing* number 205.

11. Approval of a traffic study is required prior to submittal of the civil improvement plans.
12. The developer is required to construct a raised, landscaped median within Centennial Parkway. The median shall be constructed per *Clark County Area Uniform Standard Drawing* numbers 218 PCC and 219 "A" type island curb.
13. The property owner is required to grant roadway easements where public and private streets intersect.
14. All common elements shall be labeled and are to be maintained by the Home Owners Association.
15. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
16. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
17. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
18. A revocable encroachment permit for landscaping within the public right of way is required.
19. A construction phasing plan, depicting onsite development and supporting offsite improvements, as well as construction access routes, shall be provided by the developer. Approval by the Department of Public Works is required prior to the issuance of any permits.
20. 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.
21. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222*.
22. Proposed residential driveway slopes shall not exceed twelve percent (12%).
23. All Nevada Energy 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 if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

**George Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson**, appeared on behalf of the applicant. Mr. Garcia stated the current zoning and land use to the north of Centennial is commercial, to the south is multi-family, R-3 zoning, and he proposed these areas be changed to R-2, medium density residential. Mr. Garcia concurred with staff's recommendations on Item Nos. 3, 4 and 5. Mr. Garcia referenced the tentative map and referred to the median width of 14 feet. He stated there was a revised cross-section that was provided to Public Works. Mr. Garcia entered an exhibit into the record that shows the exact cross-sections that were provided to Public Works and agreed to, that staff would read this into the record at the time the tentative map was introduced. Mr. Garcia concurred with staff's revised conditions on the tentative map.

**Ken Klosterman, 6127 Sage Hills, North Las Vegas**, spoke in support of Item Nos. 3, 4, and 5, and represented Highland Hills Homeowners Association. Mr. Klosterman stated the HOA was in favor of this community coming into the area, and requested his comments be carried forward on all related items.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS,  
AND AMENDED CONDITION NO. 10. DELETE PARAGRAPH ONE

MOTION: Vice-Chairman Stone

SECOND: Commissioner Acevedo

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

NAYS: None

ABSTAIN: None

6. **AMP-02-14 (47584) CENTENNIAL VALLEY RESIDENTIAL SOUTH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY IOTA ROYAL LLC % GIBRALTAR CAPITAL & ASSET MGMT. SVCS., PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF MULTI-FAMILY TO SINGLE-FAMILY MEDIUM. THE PROPERTIES ARE LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-510-003 AND 124-30-610-004. (FOR POSSIBLE ACTION)**

This application was presented by Marc Jordan, Planning Manager.

Mr. Jordan advised Item Nos. 6, 7, 8 and 9 were related; however he would speak to Item Nos. 6 and 7 at this time.

Item No. 6 is a request to amend the Comprehensive Plan from multi-family to single-family medium.

Item No. 7 is a rezoning request from the current designation of R-3, multi-family residential district to an R-2, single-family medium density district.

The applicant is proposing zoning that is consistent with the neighborhood that surrounds the property, where the lots are single family, and are 4,000-6,000 square feet in size. The applicant indicated this would be more compatible, and help to support existing commercial development along Simmons Steet and Decatur Boulevard.

A neighborhood meeting was held, and the applicant indicated that those who attended strongly supported the request.

Staff is supporting both requests.

Chairwoman Perkins opened the public hearing.

**Ken Klosterman, 6127 Sage Hills, North Las Vegas**, spoke in support of Item Nos. 3, 4, and 5, and represented Highland Hills Homeowners Association. Mr. Klosterman stated the HOA was in favor of this community coming into the area, and requested his comments be carried forward on all related items.

Chairwoman Perkins closed the public hearing.

**George Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson**, appeared on behalf of the applicant. Mr. Garcia stated the current zoning and land use to the north of Centennial is commercial, to the south is multi-family, R-3 zoning, and he proposed these areas be changed to R-2, medium density residential. Mr. Garcia concurred with staff's recommendations on Item Nos. 3, 4 and 5. Mr. Garcia referenced the tentative map and referred to the median width of 14 feet. He stated there was a revised cross-section that was provided to Public Works. Mr. Garcia entered an exhibit into the record that shows the exact cross-sections that were provided to Public Works and agreed to, that staff would read this into the record at the time the tentative map was introduced. Mr. Garcia concurred with staff's revised conditions on the tentative map.

Mr. Garcia added that Condition No. 10 on the tentative map would reflect the cross-section previously submitted for the record.

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

**MOTION: Commissioner Joiner-Greene**

**SECOND: Commissioner Acevedo**

**AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston,  
Joiner-Greene and Acevedo**

**NAYS: None**

**ABSTAIN: None**

- 7. ZN-03-14 (47586) CENTENNIAL VALLEY RESIDENTIAL SOUTH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY IOTA ROYAL LLC % GIBRALTAR CAPITAL & ASSET MGMT. SVCS., PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM THE CURRENT DESIGNATION OF R-3, MULTI-FAMILY RESIDENTIAL DISTRICT TO AN R-2, SINGLE-FAMILY MEDIUM DENSITY DISTRICT. THE PROPERTIES ARE LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-510-003 AND 124-30-610-004. (FOR POSSIBLE ACTION)**

George Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson, appeared on behalf of the applicant. Mr. Garcia stated the current zoning and land use to the north of Centennial is commercial, to the south is multi-family, R-3 zoning, and he proposed these areas be changed to R-2, medium density residential. Mr. Garcia concurred with staff's recommendations on Item Nos. 3, 4 and 5. Mr. Garcia referenced the tentative map and referred to the median width of 14 feet. He stated there was a revised cross-section that was provided to Public Works. Mr. Garcia entered an exhibit into the record that shows the exact cross-sections that were provided to Public Works and agreed to, that staff would read this into the record at the time the tentative map was introduced. Mr. Garcia concurred with staff's revised conditions on the tentative map.

Chairwoman Perkins opened the public hearing.

Ken Klosterman, 6127 Sage Hills, North Las Vegas, spoke in support of Item Nos. 3, 4, and 5, and represented Highland Hills Homeowners Association. Mr. Klosterman stated the HOA was in favor of this community coming into the area, and requested his comments be carried forward on all related items.

Chairwoman Perkins closed the public hearing.

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

**MOTION: Commissioner Acevedo**

**SECOND: Commissioner Aston**

**AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston,  
Joiner-Greene and Acevedo**

**NAYS: None**

**ABSTAIN: None**

- 8. T-1362 (47589) CENTENNIAL VALLEY RESIDENTIAL SOUTH. AN APPLICATION SUBMITTED BY IOTA ROYAL LLC % GIBRALTAR CAPITAL & ASSET MGMT. SVCS, PROPERTY OWNER, FOR A TENTATIVE MAP IN AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT (PROPOSED PROPERTY RECLASSIFICATION TO AN R-2, SINGLE-FAMILY MEDIUM DENSITY DISTRICT) TO ALLOW 137 SINGLE-FAMILY RESIDENTIAL LOTS. THE PROPERTIES ARE LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-510-003 AND 124-30-610-004. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

This was the accompanying item for a tentative map for a 137 lot residential subdivision. The applicant proposed development that was five dwelling units to the acre, and all lots would be 5,000 square feet, with the largest lot to be slightly over 11,000 square feet. They are in compliance with the open square feet requirements, as well as perimeter landscaping and interior parkway landscaping requirements.

Staff recommended approval of this item with one amendment to Condition No. 9. Staff is removing the first paragraph of that condition.

The original conditions per Staff Report dated January 8, 2014 are as follows:

**PLANNING & ZONING:**

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

2. If a wall is provided around the development, a break in wall plane must be provided a minimum of every 500 feet and be achieved as outlined in Section 17.24.070(B)(1)(b)(A)(1-5) of the Municipal Code, (Title 17).
3. The tentative map shall become null and void should the accompanying rezoning request (ZN-03-14) not be approved by the City Council.

**PUBLIC WORKS DEPARTMENT:**

4. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
7. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
8. The proposed stub street at the southerly end of Road H must be revised to comply with the *City of North Las Vegas Municipal Code* section 16.20.050.P which states: Terminal streets, not to exceed one hundred fifty (150) feet in length, as measured from the face-of-curb of the intersecting street to the face-of-curb of the terminal street, and with a maximum of four fronting lots, **shall terminate in a cul-de-sac with a minimum back-of-curb radius of twenty-four (24) feet.**
9. Although the preliminary street sections for Centennial Parkway and Valley Drive shown on the cover sheet of the plans are incorrect, it appears that the overall width (130') depicted on the plans from lot to lot across Centennial Pkwy is adequate. However, until the right-of-way is shown correctly, modifications to the

original site plan are required which may result in fewer lots.

The right-of-way has been previously dedicated. Construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:

1. Centennial Parkway (100') *Clark County Area Uniform Standard Drawing* number 202 with median island; sidewalk separated from curb to meet Planning Dept. requirement.
2. Valley Drive (80') *Clark County Area Uniform Standard Drawing* number 205
10. Approval of a traffic study is required prior to submittal of the civil improvement plans.
11. The developer is required to construct a raised, landscaped median within Centennial Parkway. The median shall be constructed per *Clark County Area Uniform Standard Drawing* numbers 218 PCC and 219 "A" type island curb.
12. The property owner is required to grant roadway easements where public and private streets intersect.
13. All common elements shall be labeled and are to be maintained by the Home Owners Association.
14. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
15. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
16. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
17. A revocable encroachment permit for landscaping within the public right of way is required.
18. A construction phasing plan, depicting onsite development and supporting offsite improvements, as well as construction access routes, shall be provided by the developer. Approval by the Department of Public Works is required prior to the

19. 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.
20. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
21. Proposed residential driveway slopes shall not exceed twelve percent (12%).
22. All Nevada Energy 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 if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

**George Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson**, requested his comments be carried forward to all related items. Mr. Garcia stated the current zoning and land use to the north of Centennial is commercial, to the south is multi-family, R-3 zoning, and he proposed these areas be changed to R-2, medium density residential. Mr. Garcia concurred with staff's recommendations on Item Nos. 3, 4 and 5. Mr. Garcia referenced the tentative map and referred to the median width of 14 feet. He stated there was a revised cross-section that was provided to Public Works. Mr. Garcia entered an exhibit into the record that shows the exact cross-sections that were provided to Public Works and agreed to, that staff would read this into the record at the time the tentative map was introduced.

Mr. Garcia concurred with staff's conditions and amendment to Condition No. 9 on the tentative map.

**Ken Klosterman, 6127 Sage Hills, North Las Vegas**, spoke in support of Item Nos. 3, 4, and 5, and represented Highland Hills Homeowners Association. Mr. Klosterman stated the HOA was in favor of this community coming into the area, and requested his comments be carried forward on all related items.

**ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS AND AMENDED CONDITION NO. 9. DELETE PARAGRAPH ONE**

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

9. **VAC-02-14 (47588) CENTENNIAL & VALLEY RESIDENTIAL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY IOTA ROYAL LLC, PROPERTY OWNER, TO VACATE THREE (3) FOOT UTILITY EASEMENTS LOCATED ON THE SOUTH, EAST, AND INTERIOR PROPERTY LINES FOR LOTS SIX (6) AND SEVEN (7) FOR PROPERTIES LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND VALLEY DRIVE. (FOR POSSIBLE ACTION**

This item was presented by Marc Jordan, Planning Manager.

This item was related to the previous three applications. This application was to vacate three foot utility easements on the south and east borders, and along the interior property lines for the two parcels that were just approved by the Planning Commission for residential development.

Staff had no objections to the vacation, and recommended approval subject to one condition.

The original condition per Staff Report dated January 8, 2014 is as follows:

**PUBLIC WORKS:**

1. The vacation must record concurrently with the final map and upon completion of the civil improvement plan review. Should the Order of Vacation not record within two years from the approval date, the vacation shall be deemed null and void.

**George Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson**, requested his comments be carried forward to all related items. Mr. Garcia stated the current zoning and land use to the north of Centennial is commercial, to the south is multi-family, R-3 zoning, and he proposed these areas be changed to R-2, medium density residential. Mr. Garcia concurred with staff's recommendations on Item Nos. 3, 4 and 5. Mr. Garcia referenced the tentative map and referred to the median width of 14 feet. He stated there was a revised cross-section that was provided to Public Works. Mr. Garcia

entered an exhibit into the record that shows the exact cross-sections that were provided to Public Works and agreed to, that staff would read this into the record at the time the tentative map was introduced.

Mr. Garcia concurred with staff's conditions and amendment to Condition No. 9 on the tentative map.

Mr. Garcia concurred with staff recommendations on the utility easement for the vacations.

Chairwoman Perkins opened the public hearing.

**Ken Klosterman, 6127 Sage Hills, North Las Vegas**, spoke in support of Item Nos. 3, 4, and 5, and represented Highland Hills Homeowners Association. Mr. Klosterman stated the HOA was in favor of this community coming into the area, and requested his comments be carried forward on all related items.

Chairwoman Perkins closed the public hearing.

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

**MOTION: Commissioner Acevedo**

**SECOND: Commissioner Joiner-Greene**

**AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston,  
Joiner-Greene and Acevedo**

**NAYS: None**

**ABSTAIN: None**

- 10. VAC-01-14 (47470) ELDORADO NO. 26 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, PROPERTY OWNER TO VACATE PORTIONS OF CANDLEBROOK AVENUE AND SILENT SUNSET AVENUE. THE PORTION OF CANDLEBROOK AVENUE PROPOSED FOR VACATION COMMENCES APPROXIMATELY 775 FEET SOUTH OF GLIDING EAGLE ROAD, EAST OF BLACK OAKS STREET, AND CONTINUES EAST APPROXIMATELY 100 FEET. THE PORTION OF SILENT SUNSET AVENUE PROPOSED FOR VACATION COMMENCES APPROXIMATELY 1,645 FEET SOUTH OF GLIDING EAGLE ROAD, EAST OF BLACK OAKS STREET, AND CONTINUES EAST APPROXIMATELY 120 FEET. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

This application was submitted to vacate portions of Candlebrook and Silent Sunset Avenues. These streets were dedicated previously as part of a tentative map. More recently, the Planning Commission approved two tentative maps located to the east of the property. They were approved to be private and gated at the same time.

The applicant proposed to vacate these streets, not to remove the streets, but to turn them into private streets as they would serve as entry points into the new development.

Mr. Jordan stated that on a more recent tentative map that the Planning Commission approved, staff had a condition that required them to vacate Silent Sunset Avenue. This vacation request is in line with that tentative map condition. It is consistent for the Candelbrook portion, as well.

Staff recommended approval subject to conditions.

The original conditions per Staff Report dated January 8, 2014 are as follows:

**UTILITIES DEPARTMENT:**

1. The entire area to be vacated shall be reserved as a City of North Las Vegas Public Utility Easement.

**PUBLIC WORKS DEPARTMENT:**

2. The areas to be vacated shall not revert to the adjacent parcels. The entire vacated areas shall be reverted to be private streets owned by the adjacent gated communities being served and shall be maintained by their respective Home Owner's Associations.
3. A public drainage easement shall be retained over all the area being vacated.

Jennifer Lazovich, 8345 W. Sunset Road, appeared on behalf of Pardee Homes, and requested that the Planning Commission follow staff's recommendation for approval.

Chairwoman Perkins opened the public hearing. Chairwoman Perkins closed the public hearing.

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

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

11. **ZN-01-14 (47545) NEW CREATION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NEW CREATION ON BEHALF OF LINDA K. KELTNER, IRA ET AL, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM THE CURRENT DESIGNATION OF AN R-E, RANCH ESTATES DISTRICT TO A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT. THE PROPERTY IS LOCATED AT 680 EAST REGENA AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 124-26-101-008. (FOR POSSIBLE ACTION)**

This application was presented by Marc Jordan, Planning Manager.

The application was for a reclassification of property from R-E, Ranch Estates District to a C-1, Neighborhood Commercial District. The Comprehensive Plan designation is Mixed Use Commercial. The Planning Commission recently approved a similar request.

Mr. Jordan stated that because the property is near North 5<sup>th</sup> Street, staff also considered the North 5<sup>th</sup> Street Concept Plan. There were a variety of items that staff looked at, such as the district (this property is located in the North 5<sup>th</sup> District). Staff looked at the characteristics of this area, which falls into a suburban characteristic, and can go up to 30 dwelling units to the acre, and can also range from 2-30 stories in height.

Staff requested that when the Planning Commission considered mixed use, they look at everything that is surrounding this property, and whether there were mixed use concepts at play. It is not always possible for a single property to turn into a mixed use type development. Mr. Jordan stated in this case, there is existing commercial to the north, and toward the east and west ends of Regena Avenue there is existing commercial, and to the south there is multi-family that has been rezoned and developed.

Mr. Jordan advised that staff is anticipating that the properties on both the east and west of the subject site will also be rezoned to commercial development in the future.

Staff recommended approval of the rezoning.

Chairwoman Perkins opened the public hearing.

**Landon Christopherson, 2362 North Green Valley Parkway, Henderson,** represented the applicant, and concurred with staff's recommendations.

Chairwoman Perkins closed the public hearing.

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

**MOTION: Commissioner Aston**

**SECOND: Commissioner Acevedo**

**AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston,  
Joiner-Greene and Acevedo**

**NAYS: None**

**ABSTAIN: None**

- 12. UN-01-14 (47544) NEW CREATION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NEW CREATION, ON BEHALF OF LINDA K. KELTNER IRA ET AL, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN R-E, RANCH ESTATES DISTRICT, (PROPOSE PROPERTY RECLASSIFICATION TO A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT) TO ALLOW A RELIGIOUS INSTITUTION (CHURCH). THE PROPERTY IS LOCATED AT 680 EAST REGENA AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 124-26-101-008. (FOR POSSIBLE ACTION)**

This application was presented by Marc Jordan, Principal Planner.

Mr. Jordan stated this is the accompanying request submitted by New Creation, for a special use permit for a church. The church would be approximately 9,300 square feet in size. The floor plan indicates there would be approximately 240 seats in the worship area. They have also indicated there are 60 parking spaces on the site, which is in compliance with the minimum parking requirement.

Staff requested changes. The applicant indicated there is a trash enclosure near Regena Avenue. The commercial design guidelines require they need to be off-set. Staff recommends the enclosure be located closer to the rear of the parking lot, and possibly on the west side of the parking lot.

Staff indicated that although the applicant is complying with the landscaping requirements, there are a few landscape islands at the end of the parking rows and around the trash enclosure that the applicant would need to incorporate when they file their building plan.

Additionally, the sidewalk next to Regena Avenue has to be off set a minimum of five feet. Currently, the site plan does not show that.

Staff also indicated that the design guidelines for the building require a consistent level of architectural treatment on all four sides. Currently, the only area that has treatment is primarily the front that would consist of stucco and stone wainscoting, and a stone entry feature for the front of the building. The stone wainscoting design has not been carried around to the remaining three sides, and staff requests they do so.

Staff believes all requests to be minor, and are items that can be reviewed at the time the building permit is requested.

Mr. Jordan stated one additional item is that the site plan does not show compliance with the setback on the east side. The applicant has indicated 20 feet and 30 feet is required. Mr. Jordan stated the reason 30 feet is required is that the property to the east still has a zoning designation of Ranch Estates; until that changes, a 30 foot setback versus the 20 foot setback is required. Mr. Jordan stated that anything to reduce that would require a variance. There is room on the site to be able to shift the building an extra 10 feet and still meet the setbacks.

Staff recommended approval subject to the conditions listed.

The original conditions per Staff Report dated January 8, 2014 are as follows:

**PLANNING & ZONING:**

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The trash enclosure shall be relocated so as not to be adjacent to Regena Avenue. In addition, the trash enclosure shall be enclosed by a decorative wall finished with the same materials and colors as the church and shall also contain a roof.
3. A minimum five feet of landscaping shall be provided between the sidewalk and back of curb.

4. A minimum six (6) foot wide landscaped island shall be installed at the end of all parking rows and adjacent to the trash enclosure.
5. The north, east, and west building elevations shall incorporate additional architectural features matching the front of the building to provide a consistent level of detailing and finish.

**PUBLIC WORKS DEPARTMENT:**

6. 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.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
9. The preliminary street section(s) shown on the plans shall be used for planning purposes only; the geometrics, width of over-pave/saw-cut lines and thickness of the pavement sections will be determined by the Department of Public Works.
10. The dimensions of the driveway and its location 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 17.24.040. Conformance may require minor modifications to the site.
11. Construction of the following half street is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. Regena Ave (60')
12. The property owner is required to grant a roadway easement for commercial driveway.
13. 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.
14. A revocable encroachment permit for landscaping within the public right of way is required.

15. All Nevada Energy 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 if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
16. All off-site improvements must be completed prior to final inspection of the building.

**Landon Christopherson, 2362 North Green Valley Parkway, Henderson,** represented the applicant, and concurred with staff's recommendations. The site has room to provide the requirements as set forth and they are willing to comply.

Chairwoman Perkins opened the public hearing. Chairwoman Perkins closed the public hearing.

Vice-Chairman Stone stated the previous item under the recommendation was that ZN-01-14 be approved and forwarded to City Council for final action. The recommendation by staff is that it UN-01-14 also be approved. The Planning Commission and staff are presuming approval of UN-01-14, if ZN-01-14 is approved by City Council. If ZN-01-14, is not approved by City Council, then UN-01-14 would not be in approval form.

Vice-Chairman Stone recommended a condition be added to UN-01-14 to reflect its approval, pending approval of ZN-01-14 by City Council.

Mr. Jordan added Condition No. 6 under the heading of Planning. The use permit shall become null and void should the accompanying rezoning request ZN-01-14 not be approved by City Council.

**ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED AND AMENDED CONDITIONS. CONDITION NO. 6 ADDED, AND REMAINING CONDITIONS RENUMBERED**

**Condition No. 6**

The use permit shall become null and void should the accompanying rezoning request for ZN-01-14 not be approved by City Council.

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

13. UN-02-14 (47549) SHEROD'S AUTO SALES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY RODNEY MAHABIR, ON BEHALF OF CCC 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 2616 LOSEE ROAD, SUITE 10. THE ASSESSOR'S PARCEL NUMBER IS 139-15-702-005. (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman stated this industrial building was built many years ago and is not in compliance with current design standards, but is a fully developed and built site. Previously, auto brokers were a permitted use and through time, a number of auto brokers have been located at this site. There are business license records from 2003 through 2008 that reflect the auto brokers did exist and operated out of this location. However, since those have expired, and the code has changed, a use permit is required.

The applicant has adequate parking for the limited number of vehicles the applicant intends to store on site, which is the single vehicle. The site is predominantly the small parking area and office for the auto broker.

Staff recommends approval subject to the conditions listed.

The original conditions per Staff Report dated January 8, 2014 are as follows:

**PLANNING & ZONING:**

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 special use permit is site-specific and non-transferable.

**PUBLIC WORKS:**

3. Prior to issuance of the business license/certificate of occupancy, a traffic study must be submitted to Public Works for review and approval. The applicant may apply for a traffic study waiver. Contact Traffic Engineering Services at 633-2749.

Rodney Mahabir, 6248 Badgerglan Place, North Las Vegas, concurred with staff's findings.

Chairwoman Perkins opened the public hearing. Chairwoman Perkins closed the public hearing.

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

**MOTION:** Commissioner Aston

**SECOND:** Commissioner Acevedo

**AYES:** Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston, Joiner-Greene and Acevedo

**NAYS:** None

**ABSTAIN:** None

**14. UN-03-14 (47581) HEAVY TRUCK & PARTS SALES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SCOT WADE, ON BEHALF OF NEVSUR, INC., 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 3568 LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-11-603-001. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

The applicant requested to sell large trucks at the site. The site is approximately six (6) acres and would only be partially used by the applicant for heavy truck sales. The remaining portion of the site is an outdoor storage area and is being used by a shipping company.

The applicant intends to use a small portion of the site near Losee Road for display, and the rest of the storage would be behind an existing screen wall along Losee Road.

Business license records indicate that previously there was a used car lot at this location from 2004 to 2010.

The site is developed and paved, so there are no modifications proposed for the site.

Staff recommends the wall along Losee Road be replaced with a block wall that is compatible with the existing blocks. Currently, there is a mix of a CMU wall, a wrought iron fence, a chain link fence and a chain link fence with mesh screening.

Staff recommends approval with the above change, and subject to the conditions listed.

The original conditions per Staff Report dated January 8, 2014 are as follows:

**PLANNING & ZONING:**

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 existing fencing along Losee Road shall be removed and replaced with a masonry wall to match the one on site.
3. The existing gates shall be replaced with wrought iron with metal mesh gates.
4. A barrier or curbing should be placed within the parking / storage lot to prevent vehicles from using the non-paved portions of the site.
5. The special use permit is site-specific and non-transferable.

**PUBLIC WORKS:**

6. Prior to issuance of the business license/certificate of occupancy, a traffic study must be submitted to Public Works for review and approval. The applicant may apply for a traffic study waiver. Contact Traffic Engineering Services at 633-2749.

Scot Wade, 3568 Losee Road, and Barry Becker, 50 South Jones, landowner, appeared to answer questions.

Mr. Wade asked for clarification on Condition No. 4, regarding the barrier or curbing and only having a rock portion or gravel portion. The applicant intended to use a form of paving called roto-mill to cover the surface and questioned whether this would satisfy the exception.

Mr. Eastman stated millings could be acceptable, depending upon the circumstance, as a surface within the parking lot. The condition specifically states that on any non-paved portion, the applicant needed to have a barrier to prevent a vehicle from driving on the surface. If the applicant intends to pave the surface with what are asphalt millings, and it is acceptable during the inspection process, then it would be classified as a paved surface, and the condition does not apply to those portions. The condition does state that any place that the applicant does not pave and has dirt, requires a barrier to prevent vehicles from driving on the surface.

Mr. Wade stated he concurred with this recommendation.

Chairwoman Perkins opened the public hearing. Chairwoman Perkins closed the public hearing.

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

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

15. T-1360 (47560) CRAIG & PECOS COMMERCIAL CENTER. AN APPLICATION SUBMITTED BY BJORN NILSON ON BEHALF OF WESTLAND ENTERPRISES, LLC, PROPERTY OWNER, FOR A TENTATIVE MAP IN AN M-2, GENERAL INDUSTRIAL DISTRICT AND A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A SINGLE LOT COMMERCIAL SUBDIVISION. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF PECOS ROAD AND CORPORATE CENTER DRIVE. THE PARCEL NUMBER IS 139-01-703-006. (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman stated this lot is slightly over 19 acres and is partially developed. Originally, it was approved with SPR-17-06 with two zoning classifications. One portion is a commercial component (near Pecos) and the other portion is a larger office warehouse portion, which is zoned M-2. Neither of the two portions is fully developed.

Staff had no problems with the use or the site plan that was originally approved in 2006. The applicant indicated that this is the same direction that they are trying to finish developing the site.

Staff stated it would be more appropriate to split the property into two lots instead of a single commercial lot. One lot would contain the industrial portion and one would contain the commercial portion. This would prevent any future development of a building that could straddle an area where two zonings would exist, and could cause difficulty in the future.

Staff recommended approval subject to the conditions listed.

The original conditions per Staff Report dated January 8, 2014 are as follows:

**PLANNING & ZONING:**

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

2. The Final Map shall be split into two lots, the C-1, Neighborhood Commercial District portion and the M-2, General industrial District portion.
3. The following note shall be added to the Final Map:

**INGRESS, EGRESS AND CROSS ACCESS NOTE**

Easements for vehicular and pedestrian ingress / egress and cross access on all areas not occupied by buildings are hereby reserved and granted for all development parcels subsequently created within this map.

**Ann Alba (phonetic), 2110 E. Flamingo, Las Vegas,** agreed with staff recommendations and findings.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

SECOND: Commissioner Joiner-Greene

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

NAYS: None

ABSTAIN: None

**OLD BUSINESS**

16. **T-1359 (47210) GOLDFIELD II. AN APPLICATION SUBMITTED BY WILLIAM LYON HOMES, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-1, SINGLE-FAMILY LOW DENSITY DISTRICT TO ALLOW 30 SINGLE FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF VERDE WAY AND NORTH 5<sup>TH</sup> STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-34-804-002, 003, 005 AND 006. (FOR POSSIBLE ACTION) (CONTINUED NOVEMBER 13 AND DECEMBER 11, 2013)**

ACTION: CONTINUED TO FEBRUARY 12, 2014, PER THE APPLICANT'S REQUEST

MOTION: Commissioner Acevedo

SECOND: Vice-Chairman Stone

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

NAYS: None

ABSTAIN: None

17. UN-39-13 (46943) THERMO FLUIDS, INC. (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THERMO FLUIDS, INC. ON BEHALF OF WILDCAT I, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW AN EXPANSION TO AN EXISTING OUTDOOR RECYCLING CENTER (ANTIFREEZE). THE PROPERTIES ARE LOCATED AT 4000-4020 ARCATA WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 139-02-802-018 AND 019. (FOR POSSIBLE ACTION) (CONTINUED OCTOBER 9 AND NOVEMBER 13, 2013)

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman stated the site is currently an existing anti-freeze recycling facility that is proposing to expand by adding additional tanks and capacity at their existing site. Currently, the site contains slightly less than 75,000 gallons in outdoor storage tanks for used antifreeze or recycled antifreeze, using six (6) different tanks.

The applicant is proposing to add four (4) 21,000 gallon tanks for an additional 84,000 gallons of storage on the outside, and some additional tanks within the buildings to increase their capacity.

Initially, staff had concerns during the review process. Specifically, the process and the materials that were used on site warranted an additional use permit for hazardous materials, and staff recommended a continuance.

Since that time, the applicant met with staff on numerous occasions and hired some experts who have changed their process to remove the chemicals that staff determined was hazardous, and they have changed some of their containment in building design to satisfy both the Fire Department and Building Safety Division's concerns.

Staff recommended approval, subject to the conditions listed in the revised memorandum dated January 8, 2014.

#### **PLANNING & ZONING:**

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Additional shrubs and groundcovers shall be placed along Arcata Way and Alexander Road to provide 50% ground coverage within two years of planting.

#### **PUBLIC WORKS:**

3. Prior to final inspection by the Building Department, a traffic study must be submitted to Public Works for review and approval. The applicant may apply for

a traffic study waiver. Contact Traffic Engineering Services at 633-2749.

4. A drainage study for the project is required, however, due to the size of the site, this development may be eligible for a drainage study waiver. Please complete and submit the waiver application to the Public Works Development and Flood Control Division (Dan Le @ 702-633-1932). Applications may be found on the City of North Las Vegas website <http://www.cityofnorthlasvegas.com/about/forms.shtm>

Leonard Butler, 4000 Arcata Way, North Las Vegas, introduced Joe Noble (phonetic), fire protection consultant and Sam Dunnam, Poggemeyer Design Group who appeared to answer questions. Mr. Butler is in agreement with staff's recommendation.

Chairwoman Perkins opened the public hearing. Chairwoman Perkins closed the public hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

SECOND: Commissioner Joiner-Greene

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

NAYS: None

ABSTAIN: None

#### **PUBLIC FORUM**

There was no public participation.

#### **DIRECTOR'S BUSINESS**

No report was given.

#### **CHAIRWOMAN'S BUSINESS**

No report was given.

#### **ADJOURNMENT**

The meeting adjourned at 6:44 p.m.

APPROVED: February 12, 2014

/s/ Julie Shields  
Julie Shields, Recording Secretary

/s/ Laura Perkins  
Laura Perkins, Chairwoman