

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

June 25, 2008

***All Staff Reports and attachments are available on the City's
Website - [http:// www.cityofnorthlasvegas.com](http://www.cityofnorthlasvegas.com)***

BRIEFING: 5:30 P.M., Conference Room, North Las Vegas City Hall, 2200 Civic Center Drive

CALL TO ORDER: 6:01 P.M., Council Chambers, North Las Vegas City Hall, 2200 Civic Center Drive

WELCOME: Chairman Steve Brown

ROLL CALL: Chairman Steve Brown - Present
Vice-Chairman Dilip Trivedi - Present
Commissioner Jay Aston - Present
Commissioner Jo Cato - Present
Commissioner Dean Leavitt - Present
Commissioner Harry Shull - Present
Commissioner Angelo Carvalho - Present

STAFF PRESENT: Frank Fiori, Acting Planning & Zoning Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Toni Ellis, Planner
Bethany Sanchez, Deputy City Attorney II
Jennifer Doody, Development & Flood Control
Clete Kus, PW, Transportation Planner
Janice Carr, Fire Department
Marie Purcell, Deputy City Clerk

VERIFICATION: Marie Purcell, Deputy City Clerk

PLEDGE OF ALLEGIANCE: Commissioner Angelo Carvalho

MINUTES

- **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING OF MAY 14, 2008 (TABLED JUNE 11, 2008)**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Cato

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Shull, Cato, and Carvalho

NAYS: None

ABSTAIN: None

Item No. 5 was heard next.

NEW BUSINESS

1. **UN-60-08 (35606) MTA TRUCK AND TRAILER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MICHAEL L. ABRAMS ON BEHALF OF ISTAR BUSCO INC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW AN AUTOMOBILE REPAIR FACILITY. THE PROPERTY IS LOCATED AT 4020 EAST LONE MOUNTAIN ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 123-31-801-003 AND 123-31-801-004.**

The application was presented by Toni Ellis, Planner who explained Staff received one letter of opposition to the application; but, Staff was recommending approval of UN-60-08 subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. That the development comply with the Industrial Design Guidelines and Development Standards.
3. Approval of a traffic study is required.
4. The property owner shall dedicate of 40 feet of right-of-way for La Madre Way, per the *Master Plan of Streets and Highways* as required by *City of North Las Vegas Municipal Code* section 16.24.100.
5. The property owner is required to grant a roadway easement for commercial driveway(s).
6. The property owner is required to sign a restrictive covenant for utilities.
7. Appropriate mapping is required as the building is situated on the property line; and it appears that Reversionary Map 83:93 has not been properly worked. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code*, and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.

Michael and Theresa Abrams, 6204 Peppermill Drive, Las Vegas, NV appeared on the application. Mr. Abrams explained he was sub-leasing from a company who was currently at the proposed location and they had no control over the owner of the property and could not meet all of the required conditions.

Chairman Steve Brown asked Staff if there was a problem with the owner of the property meeting the required conditions.

Marc Jordan, Planning Manager explained the owner signed the application; but, there were conditions requiring some off-site dedication and the person leasing the property would not have the authority to authorize it, but the owner would be required to fulfill the condition.

Chairman Brown asked if the conditions were written with the full landscape buffer and not the adjusted one. Ms. Abrams explained there was a condition regarding a proposed street in the master plan, La Madre Way, and the owner of the property was supposed to dedicate 40 feet in addition to performing traffic studies and commercial driveways and public utilities. They were subleasing, and were only dealing with Coach USA, which was the company who was actually leasing from the owner of the property.

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

Chairman Brown closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Shull, Cato, and Carvalho

NAYS: None

ABSTAIN: None

2. **SPR-14-08 (35635) ARCHITECTURAL PRECAST INC. AN APPLICATION SUBMITTED BY ARCHITECTURAL PRECAST INC., PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW 80,000 SQUARE FEET OF EXTERIOR STORAGE WITH WAIVERS FROM THE INDUSTRIAL DEVELOPMENT STANDARDS: 1) TO ELIMINATE THE REQUIRED 20-FOOT PERIMETER LANDSCAPE AREA ALONG INTERSTATE 15; 2) TO REDUCE THE REQUIRED 20-FOOT PERIMETER LANDSCAPE AREA ALONG ANN ROAD AND PUEBLA STREET TO A TEN (10) FOOT EARTH STRIP; 3) TO ELIMINATE REQUIRED LANDSCAPING IN PARKING ISLANDS. THE PROPERTY IS LOCATED AT 4630 EAST ANN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 123-29-401-014.**

The application was presented by Toni Ellis, Planner who explained Condition No. 20 was being amended to read: "The property will be required to be connected to the public sanitary sewer system. The use of a septic tank is not allowed in the City of North Las Vegas, unless otherwise approved by the Director of Utilities." Condition No. 9 was received from the Public Works Department which reads: "The applicant must vacate 20 feet of the Ann Road right-of-way and 10 feet of the Pueblo right-of-way. An application to vacate these portions of Ann Road and Pueblo must be submitted by Architectural Precast Inc." Subsequently, Staff was recommending denial of all waivers to eliminate or reduce landscaping. With the need to vacate Ann Road and Pueblo Street, Staff was recommending SPR-14-08 be continued to give the applicant an opportunity to address all outstanding issues and submit a revised site plan that includes the vacated areas.

Kirk Erickson, 4630 East Ann Road, North Las Vegas, NV understood the application was being continued and read a letter he had prepared, (copy in file).

Commissioner Dean Leavitt asked the applicant if he was willing to accept the continuance to work with Staff. Mr. Erickson responded he was willing to continue the application.

Commissioner Leavitt asked Staff if two weeks was sufficient for a continuance.

Marc Jordan, Planning Manager recommended a 30 day continuance, as he was not familiar with some of the information presented by the applicant and was not aware of an SID and would need to contact the Public Works, Utilities and Economic Development Departments.

Commissioner Dilip Trivedi was opposed to eliminating landscaping from the site. Mr. Erickson explained he was not opposed to providing the landscaping, he was requesting not to put in the landscaping along the freeway, as there was currently a block wall that would have to be removed to install landscaping, which would not be visible.

ACTION: CONTINUED TO JULY 23, 2008

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston,
Shull, Cato, and Carvalho

NAYS: None

ABSTAIN: None

3. **WAV-02-08 (35633) ARCHITECTURAL PRECAST INC. (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ARCHITECTURAL PRECAST INC., PROPERTY OWNER, FOR A WAIVER FROM TITLE 16 IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO WAIVE HALF STREET IMPROVEMENTS (CURB, GUTTER AND FIVE (5) FOOT SIDEWALK). THE PROPERTY IS LOCATED AT 4630 EAST ANN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 123-29-401-014.**

The application was presented by Toni Ellis, Planner who explained Staff was recommending WAV-02-08 be denied.

Kirk Erickson, 4630 East Ann Road, North Las Vegas, NV indicated he was not opposed to putting in the improvements, but if there was an SID they would like to make improvements at that time, instead of having to redo some of the improvements.

Chairman Steve Brown asked the applicant if he was willing to continue the application to work with Staff. Mr. Erickson indicated he would continue the application.

ACTION: CONTINUED TO JULY 23, 2008

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Shull, Cato, and Carvalho

NAYS: None

ABSTAIN: None

4. **ZN-19-08 (35521) SKYVIEW MULTI-GENERATIONAL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS ON BEHALF OF THE BUREAU OF LAND MANAGEMENT, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM O-L, OPEN LAND DISTRICT TO PSP, PUBLIC/SEMI-PUBLIC DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND STATZ STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-24-701-001.**

The application was presented by Marc Jordan, Planning Manager who explained the rezoning would allow for the future multi-generational recreation center, which would also include a park and future police sub-station. The land use designation for the area was Open Space and the proposed uses were consistent with the land use designation. Staff was recommending ZN-19-08 be approved.

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

Chairman Brown closed the Public Hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Shull, Cato, and Carvalho

NAYS: None

ABSTAIN: None

Item No. 6 was heard next.

5. **ZOA-06-08 (35605) SPEEDWAY AMENDMENT ZOA (PUBLIC HEARING). AN ORDINANCE AMENDMENT INITIATED BY NEVADA POWER COMPANY TO AMEND TITLE 17 (SECTIONS 17.20.010 (B), 17.20.020 (B), 17.20.030 (B), 17.20.040 (B), 17.20.050 (B), 17.20.060 (B), 17.20.070 (B), 17.20.080 (B), 17.20.090 (B), 17.20.100 (B), 17.20.110 (B), 17.20.120 (B), 17.20.130 (B) AND 17.20.210 REGARDING ELECTRICAL POWER TRANSMISSION LINES AND SUBSTATIONS; AND TO PROVIDE FOR OTHER MATTERS PROPERTY RELATED THERETO.**

It was requested by the applicant to continue ZOA-06-08 to July 9, 2008.

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

Chairman Brown indicated the Public Hearing would remain open.

ACTION: CONTINUED TO JULY 9, 2008

MOTION: Commissioner Leavitt

SECOND: Commissioner Cato

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Shull, Cato, and Carvalho

NAYS: None

ABSTAIN: None

Item no. 12 was heard next.

6. **AMP-06-08 (35603) SPEEDWAY AMENDMENT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NEVADA POWER COMPANY FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, TRANSMISSION LINE AND SUBSTATION PLAN, TO IDENTIFY FUTURE INFRASTRUCTURE TO MEET ELECTRICAL DEMANDS. THE PROPOSED AREA IS BOUNDED BY HOLLYWOOD BOULEVARD TO THE EAST, CENTENNIAL PARKWAY TO THE NORTH, LINN LANE TO THE WEST AND ANN ROAD TO THE SOUTH.**

The application was presented by Marc Jordan, Planning Manager who explained the applicant was requesting to amend the Master Plan by adding an extension of a double circuit 138 KV line, which would be 80 to 100 feet in height along Centennial Parkway east of I-15 to the existing Speedway Substation. They were also proposing to develop a new quad transmission line with two circuits, 230 KV and two circuits of 138 KV lines approximately 130 to 145 feet along Sloan Lane and were proposing a new substation at Tropical Parkway and Sloan Lane and were adding to the plan, an existing 69 KV line along Tropical Parkway, which serves an existing shredder operation in the area and that particular line was shown on the 99 plan, but, when the 2006 plan was adopted, it was not shown and they would like it added back to the plan. The request was so that the needs of future industrial development, in that area, could be met. Staff was recommending that AMP-06-08 be approved.

Gary Leobold, 7425 Peak Drive, Las Vegas, NV 89128 explained the project and indicated he concurred with Staff recommendation.

Mr. Leobold explained they held two neighborhood meetings to speak with property owners in the area to see if the proposed alignments were satisfactory. He pointed out there was a handshake agreement with Nellis Air Force Base that they would not exceed the height of any power lines in the area east of Beesley Drive. There were two neighborhood meetings held, one April 24, 2008 where they spoke to property owners in the area to be sure the proposed alignments were satisfactory. There was no opposition to the proposed alignment, but there was concern when power would be brought to the area. There was also a meeting on June 12, 2008, with no real concerns from property owners in the area, other than being able to develop their property based on the provision of power to the area.

There had been discussions with Nellis Air Force Base regarding their helicopter facility expansion being added and they were satisfied with the proposed alignment. They also spoke with the National Guard, who was satisfied with the proposal.

Chairman Steve Brown asked Mr. Leobold if Nellis Air Force Base or the National Guard had submitted anything in writing indicating they were in agreement with the proposed application.

Mr. Leobold responded he had something in writing from Nellis Air Force Base, but not from the National Guard. He indicated the discussions took place with Michelle Baltz , who was the Nevada Power Land Development Services Division employee. She spoke with Captain Larsen of the National Guard and they dealt with a person at Nellis who forwarded the information to the various departments within Nellis Air Force Base.

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

Chairman Brown closed the Public Hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston,
Shull, Cato, and Carvalho

NAYS: None

ABSTAIN: None

7. UN-61-08 (35614) SUNRISE AUTO SALES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY HERNANDEZ EDGARDO ISRAEL ET AL, PROPERTY OWNERS, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT TO ALLOW AUTOMOBILE SALES. THE PROPERTY IS LOCATED AT 2643 NORTH LAS VEGAS BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-13-301-003, 139-13-302-006 AND 139-13-302-007.

The application was presented by Robert Eastman, Principal Planner who explained the site was in compliance with the Design Standards and Staff does not feel it would have a negative impact on the surrounding neighborhood and were recommending approval of UN-61-08 and that it be forwarded to the Redevelopment Agency for final consideration with the following recommended conditions:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. This use permit is site specific and non transferrable.
3. A six (6) foot wide landscape islands are required at both the ends of the parking lot located south of the existing building.
4. Due to the size of the site, this development may be eligible for a drainage study waiver. Please complete and submit waiver application to Public Works Development & Flood Control Division (Mark Escobedo @ 633-1912 or Kent Chang @ 633-2771). Applications may be found on the City of North Las Vegas website (<http://www.cityofnorthlasvegas.com/About/Forms.shtm>)
5. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans.
7. 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.
8. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
9. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.

10. The property owner is required to sign a restrictive covenant for utilities.
11. The civil improvement plans will need to show the City owned right-of-way traversing this site, in the area of the existing storm drain facility. Additionally, the property owner must apply for a vacation of this right-of-way; consequently, the City will reserve easements to allow the developer to complete this project as proposed.
12. The civil improvement plans must show all existing easements.
13. Appropriate mapping must be filed to create the proposed parcel and remove the internal property line(s).
14. A wrought iron fence is required along the west property line.
15. All vehicles must be stored in a secured area on the property and the management must employ and maintain a strict key control policy.
16. Fire access lanes shall be located in accordance with Fire Code requirements.
17. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
18. Turning radii along the fire access lane shall be designed in accordance with the Fire Code.

Edgardo Hernandez 1889 Racine Drive, Las Vegas, NV 89156 indicated he concurred with Staff recommendations.

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

Chairman Brown closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;
FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL
CONSIDERATION

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston,
Shull, Cato, and Carvalho

NAYS: None

ABSTAIN: None

8. UN-62-08 (35613) LOBO AUTO ACCESSORIES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JUAN PABLO HERNANDEZ ON BEHALF OF HERNANDEZ EDGARDO ISRAEL ET AL, PROPERTY OWNERS, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE SERVICE FACILITY. THE PROPERTY IS LOCATED AT 2643 NORTH LAS VEGAS BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-13-301-003, 139-13-302-006 AND 139-13-302-007.

The application was presented by Robert Eastman, Principal Planner who explained Staff was recommending approval of UN-62-08 and that it be forward to the Redevelopment Agency for final consideration with the following recommended conditions:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. This use permit is site specific and non transferrable.
3. A six (6) foot wide landscape islands are required at both the ends of the parking lot located south of the existing building.
4. Due to the size of the site, this development may be eligible for a drainage study waiver. Please complete and submit waiver application to Public Works Development & Flood Control Division (Mark Escobedo @ 633-1912 or Kent Chang @ 633-2771). Applications may be found on the City of North Las Vegas website (<http://www.cityofnorthlasvegas.com/About/Forms.shtm>)
5. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans.
7. 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.
8. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
9. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.

10. The property owner is required to sign a restrictive covenant for utilities.
11. The civil improvement plans will need to show the City owned right-of-way traversing this site, in the area of the existing storm drain facility. Additionally, the property owner must apply for a vacation of this right-of-way; consequently, the City will reserve easements to allow the developer to complete this project as proposed.
12. The civil improvement plans must show all existing easements.
13. Appropriate mapping must be filed to create the proposed parcel and remove the internal property line(s).
14. Fire access lanes shall be located in accordance with Fire Code requirements.
15. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
16. Turning radii along the fire access lane shall be designed in accordance with the Fire Code.

Edgardo Hernandez, 1889 Racine Drive, Las Vegas, NV 89156 indicated he concurred with Staff recommendations.

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

Chairman Brown closed the Public Hearing.

**ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;
FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL
CONSIDERATION**

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

**AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston,
Shull, Cato, and Carvalho**

NAYS: None

ABSTAIN: None

9. UN-63-08 (35641) DAVID'S AUTO SERVICE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DAVID QUARTARO ON BEHALF OF MOORE HAROLD M 1998 REVOCABLE TRUST AND MOORE HAROLD M TRS, PROPERTY OWNERS, FOR A SPECIAL USE PERMIT IN AN M-1, BUSINESS PARK INDUSTRIAL DISTRICT TO ALLOW AN AUTOMOBILE SERVICE FACILITY. THE PROPERTY IS LOCATED AT 4220 PRODUCTION COURT. THE ASSESSOR'S PARCEL NUMBER IS 140-06-311-018.

The application was presented by Robert Eastman, Principal Planner who explained the surrounding area had a large number of other auto service and industrial uses and Staff felt the proposed auto service would be compatible with the neighborhood; therefore, Staff was recommending approval of UN-63-08 with the deletion of Condition Nos. 6, 7, 8, and 9 be deleted from the original recommended conditions, which are as follows:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. This use permit is site specific and non transferrable.
3. A total of twelve (12) customer parking spaces are required for the development. The gates must be removed or kept open during the business hours for the customers to meet parking requirements.
4. All vehicles awaiting repair shall be screened from view.
5. The property owner is required to sign restrictive covenant for utilities.
6. Plans will need to show City owned right-of-way traversing this site.
7. Property owner will need to apply for a vacation of the City owned right-of-way from which the City will need to reserve easements in order to complete this project as proposed.
8. Plans will need to show all existing easements.
9. Appropriate mapping is required to be filed to create proposed parcel and remove internal property lines.
10. Fire access lanes shall be located in accordance with Fire Code requirements.
11. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.

12. Turning radii along the fire access lane shall be designed in accordance with the Fire Code.

David Quartaro, owner, 1721 Linn Lane, Las Vegas, NV 89156 indicated he concurred with Staff recommendations.

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

Chairman Brown closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NOS. 6, 7, 8 AND 9

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Shull, Cato, and Carvalho

NAYS: None

ABSTAIN: None

10. VAC-06-08 (35561) CRESTLINE LOOP/PALDI STEEL SVC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY R2 DEVELOPER SERVICES ON BEHALF OF PALDI LLC, PROPERTY OWNER, TO VACATE A 20-FOOT WIDE PORTION OF PUBLIC RIGHT-OF-WAY (ALLEY) LOCATED SOUTH OF CRESTLINE LOOP AND APPROXIMATELY 100 FEET EAST OF LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-22-510-018.

The application was presented by Robert Eastman, Principal Planner who explained the vacation was part of an area that was not heavily utilized. Public Works reviewed the vacation request and it would not create any landlocked parcels and they do not have any objections to the proposed vacation. Staff was recommending approval of VAC-06-08 subject to the following conditions:

1. The location of the proposed gate, on Losee Rd, shall be a minimum of 40' from the property line. Access at this location is limited to emergency and utility vehicles.
2. A public drainage easement, to be privately maintained, is to remain over the entire 20-feet that is to be vacated.
3. Vacation to include language as to how the area being vacated is reconveyed as follows:

That portion of the alley between Crestline Loop and the southern most portion of alley where it intersects with the area to be vacated that runs in an east-west direction shall be vacated equally to the adjacent parcels north or said southern most alley.

The southerly portion of the alley running in an east-west direction shall be vacated entirely to lots 49 and 19 where vacated area is adjacent to said lots and above referenced area.

4. An ingress/egress easement for emergency access shall be provided to the satisfaction of the Fire Department. The easement shall be recorded concurrently with the vacation.
5. Gates restricting traffic across required access lanes shall be in accordance with Fire Code requirements.

Diana Bossard, B2 Developer Services, 2260 Corporate Circle, Suite 45, Henderson, NV 89074 appeared on behalf of the applicant indicating she concurred with Staff recommendation.

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

Chairman Brown closed the Public Hearing.

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

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston,
Shull, Cato, and Carvalho

NAYS: None

ABSTAIN: None

11. **SPR-13-08 (35586) GREATER NEVADA AUTO AUCTION. AN APPLICATION SUBMITTED BY JMC-IV REAL ESTATE COMPANY PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A 16-ACRE EXPANSION TO THE GREATER NEVADA AUTO AUCTION WITH WAIVERS FROM THE INDUSTRIAL DEVELOPMENT STANDARDS 1) ELIMINATE 20 FOOT LANDSCAPE BUFFER ADJACENT TO ANY ABUTTING RESIDENTIAL PROPERTY; 2) ALLOW LIGHT POLES TO EXCEED 20 FEET IN HEIGHT; 3) TO DEFER THE EIGHT (8) FOOT HIGH DECORATIVE WALL ALONG THE BOUNDARY OF THE STORAGE AREA. THE PROPERTY IS LOCATED AT 6600 AUCTION LANE. THE ASSESSOR'S PARCEL NUMBER IS 123-23-101-002.**

The application was presented by Robert Eastman, Principal Planner who explained the waiver for the perimeter landscaping was not in conformance with what was existing in the area. There was landscaping on the south of the site; therefore, Staff felt that theme should continue with the expansion, so was not supporting the request. The proposed expansion was in conformance with the existing auto auction and Staff does not feel it created a negative impact and was recommending approval of SPR-13-08 with Condition No. 3 amended to read: "That twenty (20) feet of perimeter landscaping shall be provided next to Auction Lane and adjacent to the proposed development." The original recommended conditions are as follows:

1. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. The industrial development shall be in compliance with the Industrial Development Standards, except the 20 foot landscape buffer adjacent to the residential properties, zoned O-L, to the north and east of the development and that light poles shall not exceed 40 feet in height.
3. Twenty feet of perimeter landscaping throughout Auction Lane adjacent to the proposed development shall be provided.
4. The applicant shall install an eight (8) foot high decorative wall or landscape screen along the boundary of the storage area proposed. The decorative wall or landscape screen may be deferred until such time the development occurs within 660 feet of the subject site, after which the landscape screen or decorative wall shall be constructed within six (6) months to screen the storage area.
5. Approval of a drainage study update is required prior to submittal of the civil improvement plans.

6. Prior to approval of the civil improvement plans, the applicant must provide a maintenance and inspection schedule, to be approved by the Department of Public Works, for the existing retention basins that are to be privately maintained by the property owner.
7. Clark County Regional Flood Control District concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
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. This application shall comply with the City of North Las Vegas Municipal Code and NRS 278. Conformance may require modifications to the site.
10. All Nevada Power Company easements and poles must be shown. The poles shall be fully located within the landscape area and if the relocation of any poles is required it will be at the expense of the developer.
11. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
12. The property owner is required to sign a restrictive covenant for utilities.
13. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.

Jennifer Lazovich of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant indicating she concurred with Staff recommendation, including the amended Condition No. 3 that would require landscaping along I-15, with the waiver applying to the other areas.

Commissioner Dilip Trivedi asked the applicant to explain why landscaping was not wanted in the parking lot.

Ms. Lazovich explained throughout the entire auto auction there was no landscaping on the interior as vehicles were being moved on the site constantly and they did not want anything obstructing the moving of vehicles and pointed out there was landscaping in the customer parking lot.

Commissioner Dean Leavitt agreed with the applicant on the landscaping in the parking area, as it was more of a storage area.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH
CONDITION NO. 3 AMENDED TO READ:

3. TWENTY FEET OF PERIMETER LANDSCAPING SHALL BE PROVIDED NEXT TO AUCTION LANE AND ADJACENT TO THE PROPOSED DEVELOPMENT.

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Shull, Cato, and Carvalho

NAYS: None

ABSTAIN: None

Item No. 13 was heard next.

12. **T-1319 (35590) NORTH 5TH RETAIL. AN APPLICATION SUBMITTED BY RED ROCK ENGINEERS ON BEHALF OF FURLANO-PAMPY TRUST AND NORTH 5TH RETAIL, PROPERTY OWNERS, FOR APPROVAL OF A TENTATIVE MAP IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT FOR A ONE (1) LOT COMMERCIAL SUBDIVISION. THE PROPERTY IS LOCATED AT 520 EAST REGENA AVENUE AND 590 EAST REGENA AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-26-101-005 AND 124-26-101-006.**

It was requested by the applicant to continue T-1319 to July 9, 2008.

ACTION: CONTINUED TO JULY 9, 2008

MOTION: Commissioner Leavitt

SECOND: Commissioner Cato

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Shull, Cato, and Carvalho

NAYS: None

ABSTAIN: None

Item No. 14 was heard next.

OLD BUSINESS

13. **ZN-34-97 (34613) TROPICAL & LOSEE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PGAL LLC ON BEHALF OF NLV HEALTHCARE DEVELOPMENT LP, TROPICAL & LOSEE LLC, AND BANK OF NEVADA, PROPERTY OWNERS, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED PUD, PLANNED UNIT DEVELOPMENT TO AMEND A CONDITION OF APPROVAL. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF TROPICAL PARKWAY AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-26-605-002, 124-26-606-004, 124-26-605-007, 124-26-605-008 AND 124-26-605-009. (CONTINUED MAY 14, 2008)**

The application was presented by Marc Jordan, Planning Manager who explained the applicant originally requested to delete Condition No. 23, which required all off-site improvements with the development. They were proposing to develop in two phases. There was a drainage that divided the east side of the parcel from the west side and the first phase would be a bank on the east side and the applicant originally wanted to only provide the off-sites on the east side of the site; however, when the application was continued, the applicant met with the Public Works and Utilities Departments and rather than eliminating Condition No. 23, they agreed to amend it; therefore, Staff was recommending approval of ZN-34-97 to amend Condition No. 23 to read:

23. All off-site improvements must be designed and constructed with the first phase of development. Except that construction of the off-site sanitary sewer extension south of Tropical in Lawrence be waived with this phase of construction. When the westerly portion of the site is developed (west of the drainage channel), the line in Lawrence south of Tropical shall be required.

Jeff Gerber, 3379 Oquendo, Las Vegas, NV appeared on behalf of the applicant indicating he concurred with Staff recommendation.

Chairman Steve Brown opened the Public Hearing. The following participant, declined to comment:

- **Scott Sauer, 770 West Lone Mountain Road #2026, North Las Vegas, NV 89031**

Chairman Brown closed the Public Hearing.

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

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt
AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston,
Shull, Cato, and Carvalho
NAYS: None
ABSTAIN: None

Public Forum was heard next.

14. **UN-58-08 (35441) GE TRANSPORTATION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GE TRANSPORTATION-REMANUFACTURING SERVICES ON BEHALF OF NORTHERN BELTWAY INDUSTRIAL CENTER LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW THE USE AND STORAGE OF HAZARDOUS MATERIALS (APPROXIMATELY 6,600 GALLONS OF CLASS II COMBUSTIBLE LIQUIDS: INSULATING VARNISH, REACTIVE MONOMER, PREMIUM/PREMIUM GOLD SOLVENT AND OXYGEN) IN CONJUNCTION WITH THE REPAIR AND MANUFACTURING OF LOCOMOTIVE WHEELS, AXLES, GEARS AND MOTOR SETS. THE PROPERTY IS LOCATED AT 5406 EL CAMPO GRANDE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 123-28-310-001. (CONTINUED JUNE 11, 2008)**

The application was presented by Toni Ellis, Planner who explained Staff was recommending approval of UN-58-08 subject to the following conditions:

19. Unless expressly, authorized through a variance, waiver or another method, this development shall comply with all applicable codes and ordinances.
20. Shall comply with all applicable conditions of approval for SPR-27-06.
21. That subsequent expansions, modifications or additions to the use, type or percentage-by-weight of hazardous materials shall be subject to Planning Commission review and approval.
4. A building permit shall be submitted at Permit Application Center for review and approval.
5. Building code analysis of the unit shall be provided including the Occupancy Group of adjacent unit. This is required to determine hourly rate of fire separation wall between units.
6. A Hazardous Materials Management Plan shall be approved by the City of North Las Vegas prior to Fire Department inspection for a business license.

Michael Meguiar, 39W393 Weaver Lane, Geneva, IL appeared on behalf of the applicant indicating he concurred with Staff recommendation.

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

Chairman Brown closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston,
Shull, Cato, and Carvalho

NAYS: None

ABSTAIN: None

Item No. 1 was heard next.

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 6:44 p.m.

APPROVED: July 23, 2008

/s/ Angelo Carvalho
Angelo Carvalho, Chairman

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