

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

August 8, 2007

*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:** 6:00 P.M., Council Chambers, North Las Vegas City Hall, 2200 Civic Center Drive
- ROLL CALL:** Chairman Steve Brown - Present
Vice-Chairman Dilip Trivedi - Present
Commissioner Jay Aston - Present
Commissioner Jo Cato - Absent
Commissioner Dean Leavitt - Present
Commissioner Harry Shull - Absent
Commissioner Ned Thomas - Present
- STAFF PRESENT:** Jory Stewart, Planning & Zoning Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Terence Capers, Planner
Nick Vaskov, Deputy City Attorney II
Jennifer Doody, Development & Flood Control
Eric Hawkins, Public Works
Janice Carr, Fire Department
Jose Rodriguez, Police Department
Xiaohui Yu, Utilities
Jo Ann Lawrence, Recording Secretary
- WELCOME:** Commissioner Steve Brown
- VERIFICATION:** Jo Ann Lawrence, Recording Secretary
- PLEDGE OF ALLEGIANCE:** Commissioner Jay Aston

MINUTES

• **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION
MEETING OF JULY 11, 2007.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Trivedi

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, and
Thomas

NAYS: None

ABSTAIN: Commissioner Aston

Item No. 3 was heard next.

NEW BUSINESS

1. **UN-76-07 (31478) CARPORT ENCLOSURE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ESMERALDA CHAVEZ ON BEHALF OF JORGE ALBERTO TORRES-RAMIREZ, PROPERTY OWNER, FOR A USE PERMIT IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO ALLOW A CARPORT CONVERSION. THE PROPERTY IS LOCATED AT 1000 REYNOLDS AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-23-410-085.**

The application was presented by Terence Capers, Planner who explained the use permit would allow the applicant to convert a single carport into living space, which would consist of a bedroom, TV room and bathroom. In the Letter of Intent the applicant indicated the carport was partially complete and the use permit would allow them to complete the building permit process to finish the conversion. The applicant submitted documents showing that other properties within the surrounding area had already converted their carports; however, Staff found the carport did not meet the architectural standards for design articulation. According to the plan, 23 feet of the wall was plain stucco and Code required that articulation be added to the structure. Staff was recommending approval of UN-76-07 subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That the applicant obtain a building permit prior to beginning any construction; and
3. That the exterior finish of the converted space match the existing exterior finish of the dwelling; and
4. The exterior facade exposed to the right-of-way shall include pop-outs and or window features in the design to eliminate the plain box-like element of the structure; and
5. That all off-street parking areas satisfy ordinance requirements and be illustrated on the building permit application site plan.

Esmeralda Chavez, 1000 Reynolds Avenue, North Las Vegas, NV 89030 stated she concurred with Staff recommendation.

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

Chairman Brown closed the Public Hearing.

Commissioner Dean Leavitt indicated he would be amenable to removing Condition No. 4 as they were only adding one window to the building.

It was explained, the window being added was on the side facing the neighbor's home.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, and Thomas

NAYS: None

ABSTAIN: None

2. **UN-77-07 (31538) NELLIS INDUSTRIAL PARK (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PARTS DISTRIBUTION SERVICES INC, ON BEHALF OF DP INDUSTRIAL LLC, PROPERTY OWNERS, FOR A USE PERMIT IN A M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW AN AUTOMOBILE REPAIR FACILITY. THE PROPERTY IS LOCATED AT 4516 MITCHELL STREET. THE ASSESSOR'S PARCEL NUMBER IS 140-06-210-004.**

The application was presented by Terence Capers, Planner who explained the proposed use would be located within an existing industrial building shared with other businesses. The distribution company was already operating within the building and the use permit would allow them to install truck parts and equipment to meet some of the customer needs. No modifications would be made to the building elevations. Staff was recommending approval of UN-77-07 subject to the following conditions with the deletion of Condition No. 5:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. A site plan demonstrating compliance with all parking requirements shall be submitted for staff review and approval prior to issuance of a business license.
3. That all loading and unloading of merchandise take place at the rear of the building. Retail purchases may be carried out the front door.
4. That outdoor displays shall be prohibited.
5. The applicant shall submit a parking study for review and approval.

Carl Pymm, 4516 Mitchell Street, North Las Vegas, NV 89030 appeared on behalf of the applicant indicating the site plan showing the parking requirements had been submitted.

Mr. Capers stated Condition No. 2 could be deleted.

Mr. Pymm indicated he was in agreement with other conditions.

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. 2 AND 5

MOTION: Commissioner Leavitt
SECOND: Commissioner Aston
AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, and
Thomas
NAYS: None
ABSTAIN: None

Item No. 4 was heard next.

3. **UN-38-07 (29561) QUALITY GARDENS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MELVIN GREEN ARCHITECT LTD ON BEHALF OF MANFRED AND CHERYL POLK, PROPERTY OWNER, FOR A USE PERMIT IN AN R-E RANCH ESTATES DISTRICT (PROPOSED C-P, PROFESSIONAL OFFICE COMMERCIAL DISTRICT) TO ALLOW A CHILD CARE FACILITY. THE PROPERTY IS LOCATED AT 4008 NORTH DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-06-411-008.**

It was requested by the applicant to continue UN-38-07 to August 22, 2007.

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

Chairman Brown indicated the Public Hearing would remain open.

ACTION: CONTINUED TO AUGUST 22, 2007

MOTION: Vice-Chairman Trivedi

SECOND: Commissioner Leavitt

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, and Thomas

NAYS: None

ABSTAIN: None

Item No. 6 was heard next.

4. **FDP-06-07 (31612) VALLEY COURT. AN APPLICATION SUBMITTED BY VALLEY COURT LLC, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF FIVE (5) BUILDINGS WITH 37,222 SQUARE FEET OF COMMERCIAL FLOOR SPACE. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF ANN ROAD AND VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-30-401-021.**

The application was presented by Marc Jordan, Planning Manager who explained the residential portion had been developed. The applicant was proposing five buildings that would total over 37,000 square feet. The proposed plan was consistent with the Commercial Design Guidelines and the PUD for the project. There were a few design issues, one them was where the trash enclosures were located and how the pedestrian path connected from the residential and Staff requested that it be moved to the west. The bicycle parking should be located so it was spread out through the development with careful attention to the pedestrian access, particularly where the convenience food restaurant was proposed and that the applicant work with Traffic and Planning on that item. The parking plan showed it was short by four parking spaces, but there was an overabundance of parking islands that could be removed to add the necessary spaces. The changes were minor and could be reviewed at Staff level; therefore, Staff was recommending approval of FDP-06-07 subject to the following conditions:

1. That this development be subject to all approved conditions of Ordinance Number 1715 (ZN-49-02) and T-916, unless otherwise amended herein.
2. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
3. If UN-80-07 is not approved, then modifications shall be made to the site plan to remove the drive-through service lane and window.
4. That parking be provided based on the requirements set forth in Section 17.24.140 of the Zoning Ordinance.
5. That six feet (6.00') of foundation landscaping, or a suitable alternative, be provided in accordance with the requirements set forth in the Commercial Development Standards and Design Guidelines.
6. That the pedestrian access route from the residential portion of the development to the north be directly connected to the primary customer entrance of Building E.

7. That the applicant provide an acceptable pedestrian access route between Buildings E and D, whereas the pedestrian route is approved by the City Traffic Engineer prior to submittal of the Civil Improvement Plans.
8. That all internal pedestrian paths be constructed with colored stamped concrete and/or decorative pavers.
9. That a minimum two bicycle parking stalls be provided in the immediate vicinity of the courtyard, and a minimum two bicycle parking stalls be provided in the immediate vicinity of either Building C, D or E. Bicycle parking stalls cannot be in-lieu of required landscaping and cannot impede pedestrian access paths.
10. That the sidewalks along Ann Road and Valley Drive shall be separated from the backs-of-curb by a minimum five feet of landscaping and shall meander. If the sidewalks are currently installed and do not need to be replaced to facilitate the proposed development, then they may remain in-place.
11. The courtyard may include tree wells, as identified on the conceptual landscape plan, and other amenities consistent with the intent of the Commercial Development Standards and Design Guidelines; however, umbrellas with signage are prohibited.
12. The pedestrian plaza area identified nearest to the intersection of Ann Road and Valley Drive (i.e., "Courtyard") shall be designed to deter pedestrians from impeding the flows of traffic. Likewise, the area shall also include design measures to prevent automobiles from encroaching into the plaza area. The landscape area shall include large boulders (e.g., minimum 4,000 pounds each), decorative retaining wall, large trees with thick trunks (e.g., palm trees with a minimum height of 12 brown trunk feet), decorative metal railing and/or other features to address the aforementioned safety concerns. The solution shall be reviewed and approved by the Departments of Planning & Zoning and Public Works prior to submittal of the Civil Improvement and/or Grading Plans.
13. A Uniform Sign Program shall be submitted for review and approval prior to the submittal of any building permit. All freestanding signage is limited to monument signs not greater than eight feet (8.00') in height.
14. A color board and/or color samples shall be provided in conjunction with the building permit application packet.
15. The landscape plan submitted with this request is considered conceptual and is not binding. All landscaping shall be provided in accordance with the requirements set forth in the North Las Vegas Municipal Code.

16. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
17. Turning radii along the fire access lane shall be designed in accordance with the Fire Code.
18. The applicant shall submit a traffic study update for review and approval.
19. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Ann Road and Valley Drive.
20. 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.
21. 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.
22. 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.
23. All off-site improvements must be completed prior to final inspection of the first building.
24. The property owner is required to sign a restrictive covenant for utilities.
25. The property owner is required to grant a public 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.
26. A revocable encroachment permit for landscaping within the public right of way is required.
27. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.

Jacob Khakshouri, 10877 Wilshire Blvd, Suite 1407, Los Angeles, CA 90024 appeared on behalf of the applicant indicating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt
SECOND: Commissioner Aston
AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, and
Thomas
NAYS: None
ABSTAIN: None

5. UN-80-07 (31610) VALLEY COURT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY VALLEY COURT LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW A CONVENIENCE FOOD RESTAURANT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF ANN ROAD AND VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-30-401-021.

The application was presented by Marc Jordan, Planning Manager who explained most issues were reflected in the Final Development Plan; however, careful consideration should be given to the drive-thru area, where it curved around the building and that they ensure they have installed the proper berm or wall to screen the headlights from shining onto Cheyenne Avenue. Two letters were received in opposition to the application. Staff was recommending approval of UN-80-07 subject to the following conditions:

1. That this development be subject to all approved conditions of Ordinance Number 1715 (ZN-49-02), FDP-06-07 and T-916, unless otherwise amended herein.
2. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
3. That UN-80-07 is site-specific and non-transferable.
4. That parking be provided based on the requirements set forth in Section 17.24.140 of the Zoning Ordinance. If the proposed coffee shop is constructed as the first phase of this shopping center, then a minimum one parking space for every 50 square feet of public floor area (including any outdoor seating area) shall be provided at that time.
5. That six feet (6.00') of foundation landscaping, or a suitable alternative, be provided in accordance with the requirements set forth in the Commercial Development Standards and Design Guidelines. Specific to the proposed convenience food restaurant and Building D, a suitable alternative could be: a minimum three 5' x 5' at-grade tree wells, or a minimum three raised planters with seating edges, may be provided in-lieu of the 8' x 18' landscape planter area on the north side of the building. Each tree well or raised planter shall contain one 24-inch box tree. Shrubs may be added to the tree wells or raised planters at the discretion of the developer.
6. A berm and/or decorative wall, measuring three feet (3.00') above the grade of the drive-through service lane, shall be provided between Building D and Ann Road. The berm and/or wall shall be designed so as to prevent headlights (of queued vehicles) from shining onto Ann Road and the sidewalk adjacent thereto.

7. Any future outdoor seating area may include umbrellas, but signage on the umbrellas shall be prohibited.
8. Any future outdoor seating area shall not impede the ADA-accessible path connecting Building E to Building C.
9. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
10. Turning radii along the fire access lane shall be designed in accordance with the Fire Code.
11. The applicant shall submit a traffic study update for review and approval.
12. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Ann Road and Valley Drive.
13. 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.
14. 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.
15. 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.
16. All off-site improvements must be completed prior to final inspection of the first building.
17. The property owner is required to sign a restrictive covenant for utilities.
18. The property owner is required to grant a public 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.
19. A revocable encroachment permit for landscaping within the public right of way is required.

20. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.

Jacob Khakshouri, 10877 Wilshire Blvd, Suite 1407, Los Angeles, CA 90024 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 Aston

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, and Thomas

NAYS: None

ABSTAIN: None

Item No. 10 was heard next.

6. **FDP-05-07 (31589) CENTENNIAL & LOSEE PROJECT. AN APPLICATION SUBMITTED BY JACK BINION AND PHYLLIS COPE PROPERTY OWNERS, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF NINE (9) RETAIL PADS, THREE (3) OFFICE BUILDINGS AND TWO (2) PARKING GARAGES. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS124-25-101-001.**

It was requested by the applicant to continue FDP-05-07 to October 24, 2007.

ACTION: CONTINUED TO OCTOBER 24, 2007

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Trivedi

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, and Thomas

NAYS: None

ABSTAIN: None

7. **UN-78-07 (31592) CENTENNIAL & LOSEE PROJECT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JACK BINION AND PHYLLIS COPE, PROPERTY OWNERS, FOR A USE PERMIT IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW A FINANCIAL INSTITUTION (BANK) WITH A DRIVE-THROUGH. THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-25-101-001.**

It was requested by the applicant to continue UN-78-07 to October 24, 2007.

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

Chairman Brown indicated the Public Hearing would remain open.

ACTION: CONTINUED TO OCTOBER 24, 2007

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Trivedi

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, and Thomas

NAYS: None

ABSTAIN: None

8. **UN-79-07 (31593) CENTENNIAL & LOSEE PROJECT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JACK BINION AND PHYLLIS COPE PROPERTY OWNERS, FOR A USE PERMIT IN AN PUD PLANNED UNIT DEVELOPMENT DISTRICT FOR A CONVENIENCE FOOD RESTAURANT WITH A DRIVE THROUGH. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-25-101-001.**

It was requested by the applicant to continue UN-79-07 to October 24, 2007.

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

Chairman Brown indicated the Public Hearing would remain open.

ACTION: CONTINUED TO OCTOBER 24, 2007

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Trivedi

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, and Thomas

NAYS: None

ABSTAIN: None

9. **T-1200 (31596) BRUCE & EL CAMPO GRANDE. AN APPLICATION SUBMITTED BY ORIGIN PROPERTIES ON BEHALF OF THE BRADLEY GROUP II LLC, PROPERTY OWNER, FOR APPROVAL OF AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED TENTATIVE MAP IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW 105 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ANN ROAD AND BRUCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-35-501-001, 124-35-501-004, 124-35-501-005, 124-35-501-006, 124-35-801-007, 124-35-501-009 AND 124-35-501-010.**

It was requested by the applicant to continue T-1200 to August 22, 2007.

ACTION: CONTINUED TO AUGUST 22, 2007

MOTION: Vice-Chairman Trivedi

SECOND: Commissioner Leavitt

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, and Thomas

NAYS: None

ABSTAIN: None

Item No. 11 was heard next.

OLD BUSINESS

10. **SNC-01-07 (30577) NORTH LAS VEGAS 600 ACRES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SUMMERSET DEVELOPMENT ON BEHALF OF NOVEMBER 2005 LAND INVESTORS LLC, PROPERTY OWNER, REQUESTING A STREET NAME CHANGE TO RENAME FARM ROAD TO PARK HIGHLANDS BOULEVARD. THE STREET NAME CHANGE COMMENCES AT THE INTERSECTION OF DECATUR BOULEVARD AND FARM ROAD AND PROCEEDS EAST ALONG THE ALIGNMENT OF FARM ROAD TO ALIANTE PARKWAY AND THEN CONTINUES AT CLAYTON STREET AND PROCEEDS EAST ALONG THE ALIGNMENT OF FARM ROAD TO INTERSTATE 15. (CONTINUED JUNE 27 AND JULY 11, 2007)**

The application was presented by Robert Eastman, Principal Planner who explained previously the applicant was asking for the Elkhorn alignment to be changed. Now, the alignment was at Farm Road. East of Clayton Street, it was functionally the same road they were previously asking for; however, west of Aliante, they were previously asking for Elkhorn from Decatur Boulevard as it meandered through Aliante and now they were asking for the Farm Road alignment which dead ended at Aliante Parkway and then continued east from Clayton Street, which was better than the previous request. Las Vegas Fire and Rescue Division and North Las Vegas Fire Department have reviewed the street name change and were not opposed to the current request; however, the City of Las Vegas submitted a letter of opposition and were opposed to the Farm Road section from Decatur Boulevard to Aliante Parkway as they felt Farm Road was a continuous alignment that extended into Las Vegas and should remain until it dead ended at Aliante Parkway. They were not opposed to the change from Clayton Street eastward, since the street function was dead ended at Aliante Parkway. Staff was recommending approval of SNC-01-07 from Clayton Street eastward to I-15 but were not supporting changing the portion from Aliante Parkway to Decatur Boulevard with the following conditions:

1. The street name change shall include the Farm Road alignment from Clayton Street east to Interstate 15 as shown on the street name change exhibit.
2. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.

Bob Gronauer of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89169 appeared on behalf of the applicant and gave some history on the area. He explained initially they requested that the name change start at Elkhorn and Decatur, through the Aliante community. He indicated Elkhorn went into the Farm alignment as you went across to I-15. The application was held for 30 days as there were some concerns from the City of North Las Vegas Fire Department, The City of Las Vegas Fire Department, and from the residents in Aliante. A meeting was held

with the residents of Aliante and they were in agreement with the current request. After meeting with the City of Las Vegas Fire Response, North Las Vegas fire Department and the City of Las Vegas, it seemed the main concern was the public safety issue and those concerns were resolved by changing the starting location of the street name change; but, the City of Las Vegas Planning Department did not agree. It was felt the application was a reasonable request and asked for the Commission's approval.

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

Chairman Brown closed the Public Hearing.

Commissioner Jay Aston asked why there was concern regarding the opinion of the City of Las Vegas Planning Department over the requested street name change.

Planning and Zoning Director Jory Stewart explained, typically people do not know what City they live in and do not realize when they leave one jurisdiction and go into another and it became confusing when the name of a street changed at an intersection. She added the street name change was a policy issue that could be decided by the Commission and if it was felt it was an appropriate renaming of a street, they could move forward with the application.

Commissioner Aston felt the developer was investing a lot into the North Las Vegas community with their master plan and was in support of the application as submitted.

Chairman Brown asked if this was a street that came from Las Vegas and changed names or if the developer would have something designating that people were entering a community.

Mr. Gronauer responded there would be monument signage proposed.

Commissioner Dean Leavitt agreed with previous comments and added that Park Highlands was the third master planned community in North Las Vegas and indicated Eldorado and Aliante enjoyed the privilege of having a street name identifying their communities and as the City grew, the knowledge and commitment from the master plan developers to take ownership in the City grew, and this was a way that could happen and he was in support of the application.

Commissioner Ned Thomas agreed with previous comments and asked for clarification on the east side, when talking about going from Clayton Street, if they were talking about the Clayton alignment, which was at the boundary of Aliante. Mr. Gronauer responded it was from Clayton Street on. Commissioner Thomas was concerned when someone was searching for an address, they could get confused and asked if it had been considered whether the two sections could be named Park Highlands East and Park Highlands West

to differentiate between the two segments. Mr. Gronauer responded it had been discussed, the problem was the marketing and the connotation that could result.

Commissioner Dilip Trivedi was in support of the application and asked if the monument sign would say Welcome to North Las Vegas and Park Highlands. Mr. Gronauer responded they had signage approved for Park Highlands at that location and it was in the development agreement but would research the possibility of a change.

Mr. Eastman indicated if the Commission was entertaining approval of the application as submitted, Condition No. 1 should be deleted.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 1; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, and Thomas

NAYS: None

ABSTAIN: None

Item No. 15 was heard next.

11. **AMP-07-07 (29972) SAVOY CONDOMINIUMS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF COMMERCE 770 LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION FROM SINGLE-FAMILY MEDIUM (UP TO 13 DU/AC) TO MULTI-FAMILY (UP TO 25 DU/AC). THE PROPERTY IS LOCATED WEST OF COMMERCE STREET AND APPROXIMATELY 300 FEET NORTH OF CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-22-401-011. (CONTINUED MAY 23 AND JUNE 27, 2007)**

ACTION: WITHDRAWN

12. **ZN-103-07 (29984) SAVOY CONDOMINIUMS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF COMMERCE 770 LLC, PROPERTY OWNER, FOR A RECLASSIFICATION OF PROPERTY FROM AN R-2 TWO-FAMILY RESIDENTIAL DISTRICT TO AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED WEST OF COMMERCE STREET AND APPROXIMATELY 300 FEET NORTH OF CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-22-401-011. (CONTINUED MAY 23 AND JUNE 27, 2007)**

ACTION: WITHDRAWN

13. **T-1295 (29986) SAVOY CONDOMINIUMS. AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF COMMERCE 770 LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-2 TWO-FAMILY RESIDENTIAL DISTRICT (PROPOSED R-3 MULTI-FAMILY RESIDENTIAL DISTRICT) TO ALLOW AN 86 CONDOMINIUM UNIT DEVELOPMENT. THE PROPERTY IS LOCATED WEST OF COMMERCE STREET AND APPROXIMATELY 300 FEET NORTH OF CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-22-401-011. (CONTINUED MAY 23 AND JUNE 27, 2007)**

ACTION: WITHDRAWN

14. VAC-11-07 (29967) VACATION OF NELLIS BLVD (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JAMES B. ALDERMAN ON BEHALF OF BMC REALTY INC., PROPERTY OWNER, TO VACATE THE EASTERLY PORTION OF NELLIS BOULEVARD COMMENCING AT THE SOUTHEAST CORNER OF RANGE ROAD AND NELLIS BOULEVARD AND PROCEEDING SOUTH 780 FEET. THE ASSESSOR'S PARCEL NUMBERS ARE 123-28-201-001, 123-28-201-002, AND 123-28-101-008. (CONTINUED MAY 23, JUNE 13, AND JULY 11, 2007)

ACTION: WITHDRAWN

Item No. 1 was heard next.

15. UN-70-07 (31256) MLK/CAREY CAR WASH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ANDRE BATISTE ON BEHALF OF ROGER FOSTER, PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE SERVICE FACILITY (SMOG CHECK). THE PROPERTY IS LOCATED AT 2415 N. MARTIN LUTHER KING BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-16-410-329. (CONTINUED JULY 25, 2007)

The application was presented by Terence Capers, Planner who explained the applicant had submitted a revised site plan. The current structure did not meet the current Commercial Standards and Design Guidelines; however, the facility was built before the established guidelines and non-conforming uses could not be expanded any further without conforming to current standards. Per the exhibits that were submitted, the documents show an existing brown canopy in front of the carwash bays, which does not meet the current design standards and Staff could not find any record of a building permit for the canopy. There were vinyl wall signs attached to the structure, which would need to be removed and replaced with conforming signs that comply with the Commercial Design Standards and Design Guidelines. For clarification, the landscaping along Martin Luther King Boulevard must meet the minimum requirements and standards, which include 60% ground cover along with the trees that are planted at 24 foot on center. It does not appear the proposed smog emissions would cause any undue burden to the adjacent businesses; therefore, Staff recommends that UN-70-07 be approved subject to the following conditions:

1. Unless expressly, authorized through a variance, waiver or another method, this development shall comply with all applicable codes and ordinances.
2. The landscape buffer shall include a 24" box tree every 15 feet on center with at least 60% of ground cover.
3. All signage shall comply with Title 17 requirements.
4. Fire access lanes shall be designed in accordance with Fire Code requirements.
5. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
6. Turning radii along the fire access lane shall be designed in accordance with the Fire Code.

Andre Batiste, 2408 Lexington Street, North Las Vegas, NV indicated he concurred with Staff recommendation.

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

Chairman Brown closed the Public Hearing.

Commissioner Jay Aston asked the normal spacing between 24" box trees. Marc Jordan, Planning Manager responded the space was normally 20 feet on center. Commissioner Aston asked why 15 feet was being required on this application. Robert Eastman, Principal Planner explained one reason for 15 feet on center for the trees was the smaller landscape strip that was located along the property and also, since the bays were currently facing the street, the closer tree distance would help screen the bays from Martin Luther King Boulevard. Commissioner Aston asked the applicant if they agreed with the trees being 15 foot on center. Mr. Batiste responded he was agreeable to the 15 feet.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, and Thomas

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Planning and Zoning Director Jory Stewart stated she would be meeting with Chairman Steve Brown to discuss having optional training sessions on laws and other issues that concern the Planning Commission.

CHAIRMAN'S BUSINESS

Commissioner Dean Leavitt indicated he had attended a Crime Prevention Through Environmental Design (CPTED) conference.

ADJOURNMENT

The meeting adjourned at 6:44 p.m.

APPROVED: September 12, 2007

/s/ Steve Brown
Steve Brown, Chairman

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