

**ACTION REPORT
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION**

June 11, 2014

BRIEFING

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

CALL TO ORDER

6:07 P.M., Council Chambers, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada

WELCOME

Chairwoman Laura Perkins

VERIFICATION

Julie Shields, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Felix Acevedo

PUBLIC FORUM

There was no public participation.

AGENDA

1. Approval of the Planning Commission Meeting Agenda of June 11, 2014 (For possible action)

ACTION: APPROVED AS AMENDED; ITEM NO. 11, SPA-01-14 and ITEM NO. 12, ZN-98-04, CONTINUED TO JULY 9, 2014

MOTION: Commissioner Kraft

AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston, Ewing, Acevedo, and Kraft

NAYS: None

ABSTAIN: None

MINUTES

2. Approval of Minutes for the Planning Commission meeting of May 14, 2014 (For possible action)

ACTION: APPROVED

MOTION: Commissioner Acevedo

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

NAYS: None

ABSTAIN: Commissioner Kraft

PUBLIC FORUM

Approval to re-open Public Forum at 6:10 p.m. to allow Steve Schoaff the opportunity to speak regarding Item No. 11, SPA-01-14 and No. 12, ZN-98-04, since these items were continued to the July 9, 2014 Planning Commission meeting.

Steve Shoaff, 5622 Midnight Breeze Street, North Las Vegas, stated he lived on the corner of Ann Road and Lawrence Street. He said when it rained the manhole covers blow off of Ann Road. It floods from Ann Road down to the channel on the north side of the road, which is also part of Harmony Homes. He lives in a homeowners association of 95 homes, and said Centex put their section in and did not know why Harmony Homes could not put in theirs. He attended a meeting at the YMCA, and only three people attended. Those who did attend believed Harmony Homes should put in their section and that it would not be too expensive for them to do so.

Mr. Shoaff stated (per his conversation with Dr. Liu) that it costs the City of North Las Vegas \$40,000 when it rains because of the sludge and debris that piles up in the system, and blocks the drainage through the channel. He requested the Planning Commission consider making them do what they are supposed to do. Mr. Shoaff stated every other developer in the county has done what they had to do – they put in all the infrastructure and gave it back to the county. He did not understand why Harmony Homes should be allowed not to do the same thing.

Chairwoman Perkins asked if the comments could be moved forward, and Mr. Martines, Office of the City Attorney, stated they would be in the record for this meeting, and advised the comments made today could be forwarded to the next meeting and be made part of that record when they are heard.

ACTION: APPROVED; PUBLIC FORUM RE-OPENED

MOTION: Commissioner Kraft

AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston, Ewing, Acevedo, and Kraft

NAYS: None

ABSTAIN: None

NEW BUSINESS

- 3. ZN-54-06 (48726) PDQ AT CRAIG & ALLEN (Public Hearing).** An application submitted by Craig Allen Retail LLC c/o Trammell Crow Res., property owner, for an amendment to an existing MUD, Mixed-Use Development District to amend the land uses to allow a fast food restaurant within the first phase and to amend the requirement for decorative pavers or stamped and colored concrete as paving material for cross walks. The property is located at southwest corner of Craig Road and Allen Lane. (For Possible Action)

ACTION: APPROVED PER STAFF RECOMMENDED CONDITIONS AND AMENDMENTS; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

Condition No. 3 to read:

A Final Development Plan, for each phase, shall be reviewed and approved by the Planning Commission and City Council prior to construction of any building within the phase.

MOTION: Vice-Chairman Stone
AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston,
Ewing, Acevedo, and Kraft
NAYS: None
ABSTAIN: None

4. **FDP-04-14 (48728) PDQ AT CRAIG & ALLEN (Public Hearing).** An application submitted by Craig Allen Retail LLC, c/o Trammell Crow Res., property owner, for a Final Development Plan review in an MUD, Mixed-Use Development District to develop a fast food restaurant. The property is located at the southwest corner of Craig Road and Allen Lane. The Assessor's Parcel Number is 139-06-714-001. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Stone
AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston,
Ewing, Acevedo, and Kraft
NAYS: None
ABSTAIN: None

5. **UN-17-14 (48657) VEHICLE SALES (Public Hearing).** An application submitted by Move On LLC, on behalf of Mundee Trucking Inc., property owner, for a special use permit in an M-2, General Industrial District, to allow a vehicle sales and rental facility. The property is located at 281 and 261 Commerce Park Court. The Assessor's Parcel Numbers are 139-10-710-001 and 139-10-710-002. (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Kraft
AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston,
Ewing, Acevedo, and Kraft
NAYS: None
ABSTAIN: None

6. **UN-28-02 (48543) CENTENNIAL CROSSINGS (Public Hearing).** An application submitted by Robert B. Brinton, SPT et al on behalf of Casino Site LLC, and Robert B. Brinton, property owners, for an extension of time for an existing special use permit in a C-2, General Commercial District to allow a casino/hotel. The property is located at the southwest corner of North Belt Road and Christy Lane. The Assessor's Parcel Numbers are 123-28-101-003 through 123-28-101-006. (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Ewing

AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston, Ewing, Acevedo, and Kraft

NAYS: None

ABSTAIN: None

7. **T-1367 (48524) DESERT MESA.** An application submitted by GRGW Development on behalf of Desert Mesa 30 Investors LLC, RES-NV DM LLC, Desert Mesa 1 LLC, and Sammie Armstrong, property owners, for approval of a tentative map in a PUD, Planned Unit Development District to allow 96 single family dwellings and one large lot for future senior apartments. The property is located at the northwest corner of Carey Avenue and Commerce Street. The Assessor's Parcel Numbers are 139-15-417-001 through 139-15-417-124, 139-15-497-004 through 139-15-497-019, and 139-15-401-006. (For Possible Action)

ACTION: CONTINUED TO JULY 9, 2014

MOTION: Commissioner Kraft

AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston, Ewing, Acevedo, and Kraft

NAYS: None

ABSTAIN: None

8. **ZOA-03-14 (48602) NLV ZONING FOR AUTO TITLE LOANS (Public Hearing).** An application submitted by Michael Wright for Sahara Vegas LLC, to amend Title 17 (Zoning Ordinance), Section 17.20.020, Subsection C.4 of the North Las Vegas Municipal Code to amend the proximity distance and measurement requirements for Auto Title Loan Establishments. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Ewing

AYES: Vice-Chairman Stone, Commissioners Aston, Ewing, and Acevedo

NAYS: Chairwoman Perkins and Commissioner Kraft

ABSTAIN: None

9. **FDP-03-14 (48651) PROFESSIONAL OFFICE (Public Hearing).** An application submitted by William Vargas, property owner, for a Final Development Plan review in a PUD, Planned Unit Development District to develop a professional office site. The property is located at 2501 Flower Avenue. The Assessor's Parcel Number is 139-24-312-039. (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Aston

AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston, Ewing, Acevedo, and Kraft

NAYS: None

ABSTAIN: None

10. **SPR-03-14 (48705) LAS VEGAS CORPORATE CENTER 19 (Public Hearing).** An application by John Low - Prologis, property owner, for a site plan review in an M-2, General Industrial District, to allow more than 80,000 square feet of non-residential floor area on one lot -- specifically, two industrial style warehouses consisting of 464,203 square feet and 153,456 square feet. The property is located at 3700 Bay Lake Trail. The Assessor's Parcel Number is 139-12-610-002. (For Possible Action)

ACTION: APPROVED PER STAFF RECOMMENDED CONDITIONS AND AMENDMENTS

Condition No. 6 Amended to read:

Commercial driveways are to be designed and constructed in accordance with *Clark County Uniform Standard Drawing* numbers 222.1 and 225. All gates and throat depths are subject to review and approval by the City Traffic Engineer.

MOTION: Commissioner Jay Aston

AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston, Ewing, Acevedo, and Kraft

NAYS: None

ABSTAIN: None

11. **SPA-01-14 (48727) ANN LOSEE VILLAGE 3 (Public Hearing).** An application submitted by Harmony 461 LLC, property owner, for an appeal of a decision under Title 16 concerning development within an existing PUD, Planned Unit Development District. The property is located at the southeast corner of Ann

Road and Lawrence Street. The Assessor's Parcel Numbers are 124-35-513-001 through 124-35-513-092 and 124-35-595-003. (For Possible Action)

ACTION: CONTINUED TO JULY 9, 2014

MOTION: Commissioner Kraft

AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston, Ewing, Acevedo, and Kraft

NAYS: None

ABSTAIN: None

12. **ZN-98-04 (48725) ANN LOSEE VILLAGE 3 (Public Hearing).** An application submitted by Harmony 461 LLC, property owner, for an amendment to a previously approved PUD Planned Unit Development District to remove the requirement to construct a Flood Control Facility. The property is located at the southeast corner of Ann Road and Lawrence Street. The Assessor's Parcel Numbers are 124-35-513-001 through 124-35-513-092 and 124-35-595-003. (For Possible Action)

ACTION: CONTINUED TO JULY 9, 2014

MOTION: Commissioner Kraft

AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Aston, Ewing, Acevedo, and Kraft

NAYS: None

ABSTAIN: None

PUBLIC FORUM

Public comments were heard at this time regarding Item No. 7, T-1367.

Chairwoman Perkins conveyed to the public that they may also return to speak when the item is heard at the July 9, 2014 Planning Commission meeting.

Lydia Garrett, 1921 W. McDonald Avenue, North Las Vegas, President of the North Valley Leadership Team. Ms. Garrett stated she represented 1,100 households in North Las Vegas, whose borders are Lake Mead Boulevard, Martin Luther King, Cheyenne Avenue, and Simmons Street. She opposed Item No. 7, T-1367. There were several issues concerning this item: 1) this matter was not discussed with the residents of 96 single-family dwellings or with the 300-unit facility for seniors.

They understood from GRGW development that one of the partners is Evan Williams, who Ms. Garrett said was a bad neighbor from 20-30 years ago. Recently, Carey Arms

was demolished and Carey Arms was Mr. Williams' development for many years. Congressman Horsford was recently here with the I.R.S. pulling Mr. Williams' tax credits from the senior building that he currently has now in the Senior Section of Carey Arms.

Ms. Garrett said Evan Williams has had ample opportunity in their community to build quality places for seniors to live, but chooses not to. Mr. Williams has attended a couple of meetings and stated he would not fix air conditioners, will not spray, or fix the security in the buildings. He wants to build more senior facilities and they did not support that. Ms. Garrett stated he took advantage of seniors, who were the most vulnerable people in their population. Ms. Garrett stated he owed the City of North Las Vegas \$86,000 in water bills. Ms. Garrett stated the North Las Vegas Police Department attends monthly meetings, and advised the statistics reports reflect out of 56 calls, 53 of them are for Evan Williams' building. Ms. Garrett stated we are using up resources because he refuses to put in security for seniors. She did not see how it would benefit the City to allow this person, and bad neighbor, to build another 300 unit complex.

Ms. Garrett asked the Planning Commission to stop Mr. Williams because he had a terrible track record in the community, and Mr. Williams has not discussed this issue with any of the residents about what he wants to do in the community. He is draining the City's resources including Police and Code Enforcement.

Ms. Garret asked, as a resident and President of the North Valley Leadership team, to "stop this slumlord in his tracks before he comes back into the community and builds again."

Alma Bennett-Evans, 2510 Morton Avenue, North Las Vegas, stated she was a recipient of the bad treatment of the slum landlord that he [Evan Williams] was and is. Before he became the manager, the residents had three maintenance employees and he reduced it to one person who had to take care of 59 senior units, as well as 20 family units. Mr. Williams refused to replace florescent kitchen lights. He told the residents to trim their own overgrown bushes outside their patios, and said he would give them clippers and they could cut them. He wanted residents to take the water hose and wash the court yard down to save him \$200 per month. There was no phone-to-door access for a year and one half. If someone came to see a resident, you had to go downstairs and let them in. The elevator broke down frequently. Because he owed so much money to the Otis Elevator Company, they would not come out until the Fire Department and Code Enforcement stepped in. He stopped paying the pest control company, and the company in charge of the emergency pull cords. The residents still do not have emergency pull cords, and Mr. Williams has been gone over two years. He owed so much money to so many people that it is hard to get vendors to do anything on the property. He moved residents in on the second floor, who used Hoveround's, electric chairs and walkers. He refused to place screens on the patio doors. When the residents asked for security, Mr. Williams told them we could get security, but he would have to raise the rent to over \$500 per unit. Ms. Bennett-Evans stated she was opposed to Evan Williams doing anything in the community again; "he was a slum

landlord.” She had stacks of papers from when Mr. Blackburn was in charge of Code Enforcement. Ms. Bennett-Evans stated Mr. Williams is gone, but everything he did is still there. We are still paying for the mistakes that he did not pay for. He does not need to be in charge of any kind of housing unless it is for puppies, cats and kittens. She greatly opposed his getting anything in the community ever again, or anyone that he is affiliated with. She said the project needs to be denied.

Thomas A. Garrett, Jr. 1921 W. McDonald Avenue, North Las Vegas, was opposed to the project that Mr. Williams is supposed to be in charge of. He is one of Mr. Williams’ superintendents at Carey Arms when it was rehabilitated. It was an \$8 million project, and 288 units. Mr. Garrett was employed by Dalton Properties, which Mr. Williams was in charge of. Mr. Garrett stated he did not want to see Mr. Williams in charge of the new project, Desert Mesa. He said Mr. Williams is not an honest person. Mr. Garrett stated Mr. Williams still owed him money from the 1970’s. Mr. Garrett opposed the project.

Gene Collins, 3925 N. Martin Luther King, #213, North Las Vegas, stated his business was Hidden Canyon Shopping Center. He is a former State Assemblyman, a former President of the NAACP, and is the Regional Director for Reverend Al Sharpton’s National Action Network. He stated he rose against this project. He has known Mr. Williams since Dalton Construction, in the 1970’s.

Mr. Collins stated [an unidentified] Mayor said that I will chain myself to the doors at Buena Vista Springs, (or something in that regard), because those places were unlivable, and Mr. Williams had something to do with that.

Mr. Collins read excerpts from a statement from Mr. Williams concerning Buena Vista, that said a tenant should be held partially responsible for many of the senior apartment complex problems up to the including long standing mold and water damage issues. These people, in their particular area, always find somebody to blame their problems on. Williams said (on Thursday) they could move someplace else, that this was the lowest priced place in the area. There is nothing wrong with the place he said. Yes, there are some things that need to be repaired and no management and ownership of that place has not been right 100%. Mr. Collins said Mr. Williams went on to say that the latest project they want the Planning Commission’s preliminary approval on, the residents were told he had nothing to do with the project. Now Mr. Collins was told by people [in the hallway] that Mr. Williams is no longer part of the project and he is gone, but when it was time for them to get up and speak, they chose not to. Mr. Collins believed they chose not to speak because they knew the residents/tenants were there and would not buy into what they had to say.

Mr. Collins has visited the site, which is horrible. He stated you would not allow relatives of yours to live in conditions like that. But yet, a few blocks down the street at Buena Vista Springs, he wants to move down and do such an eloquent job with the new facility, if the Planning Commission allows him to do it.

Mr. Collins asked the Planning Commission to not approve this item and deny the project. He asked the original park be put in so they did not have to drive to Aliante.

Carrie B. Thomas, 305 Rossmoyne Avenue, North Las Vegas, has been a North Las Vegas resident since 1964. She stated Mr. Williams should not be over a dog run. Ms. Thomas lives at Rossmoyne and Commerce. She stated many things have been added to the City and moved north – congratulations, it is beautiful over there. Where we are is between Jo Mackey and Carey and Cheyenne -- we have the junk yard, the government building, and the dump. That has been like that for years; and our representatives who were on the board sold us out, saying they were going to do all of these wonderful things. Now we are stuck with about seven acres of Kiel Ranch. Ms. Thomas said she had been sounding the drum and no one can find any money.

Ms. Thomas said we are close to downtown, minutes from the airport, and I am not moving. It costs too much to get a cab and go to Summerlin. It costs \$45 to come from the airport to North Las Vegas.

Ms. Thomas will be out of town on July 9, and stated Mr. Williams should be denied and even run out of town from what she has heard.

Ms. Thomas said she has been trying to get Kiel Ranch, a 25- acre historical park, has been denied. Those who came before us, we trusted, and we did not get anything left but about seven acres. Ms. Thomas has been to meeting after meeting, and has appeared before the board trying to get seven acres of Kiel Ranch. The historical society spoke about it. Ms. Thomas said; just give us one little bit of something that we can be proud of, even if it is a tree with a bench around it. The school students can come and visit, it is on the historical map.

Ms. Thomas added that she is hoping we get our finances in order; she would like to see something in her immediate area, so she can walk down to our park.

Ms. Thomas stated she did not support [Item No. 7] and she will mail in her no vote.

Ms. Thomas requested money be found to do something at Kiel Ranch.

DIRECTOR'S BUSINESS

Director Blackburn advised *The Travel Channel* is working with City staff in the filming of Kiel Ranch for a future broadcast. Additionally, staff continues to work diligently toward obtaining funding for this historical site.

The annual election of officers will take place during the July 9, 2014 meeting.

The Independence Day Jubilee will take place at Craig Ranch Regional Park on Thursday, July 3 from 3:00 p.m. to 9:30 p.m.

CHAIRWOMAN'S BUSINESS

Chairwoman Perkins advised City staff is working toward transitioning the Planning Commission's current agenda and voting process to SIRE, which could be completed by September, 2014.

ADJOURNMENT

The meeting adjourned at 7:45 p.m.