

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

November 9, 2011

- BRIEFING:** 5:35 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 Dean Leavitt - Present
Commissioner Jay Aston - Present
Commissioner Laura Perkins - Present
Commissioner Sylvia Joiner-Greene - Present
Commissioner Willard Ewing - Present
- STAFF PRESENT:** Frank Fiori, Community Development Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Johanna Murphy, Principal Planner
Sandra Morgan, Deputy City Attorney
Jennifer Doody, Development & Flood Control
Eric Hawkins, Public Works, Traffic
Carolyn White, Police Department
Xiaohui Yu, Utilities Department
Jo Ann Lawrence, Recording Secretary
- WELCOME:** Chairman Steve Brown
- VERIFICATION:** Jo Ann Lawrence, Recording Secretary
- PLEDGE OF ALLEGIANCE:** Commissioner Laura Perkins

PUBLIC FORUM

Scott Sauer, (no address stated) pointed out this would be the last meeting held by the Commission in the old City Hall Chambers and as a resident was impressed and satisfied with the results from the hard work of the Commission and was looking forward to the move to the new building.

MINUTES

• **APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF OCTOBER 12, 2011. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Commissioner Perkins

SECOND: Commissioner Leavitt

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Perkins, Joiner-Greene and Ewing

NAYS: None

ABSTAIN: None

Item No. 1 was moved to the end of the meeting

Item No. 2 was heard next.

NEW BUSINESS

1. **AMP-04-11 (43875) TRAILS & BIKEWAYS MASTER PLAN (PUBLIC HEARING). AN AMENDMENT INITIATED BY THE CITY OF NORTH LAS VEGAS TO INCORPORATE A COMPREHENSIVE TRAILS AND BIKEWAYS MASTER PLAN WITHIN THE CITY OF NORTH LAS VEGAS 2006 COMPREHENSIVE PLAN; AND PROVIDE FOR OTHER MATTERS PROPERLY RELATED THERETO. (FOR POSSIBLE ACTION)**

Johanna Murphy, Principal Planner appeared along with Geoffrey Schafler, Project Manager from Atkins. Ms. Murphy explained the project began in late 2008 and they were hoping the Bikes and Trails Master Plan would create a vision for a citywide network and also help guide future development of the trails and bikeways facilities in addition to providing connectivity to key public spaces, develop design criteria and establish implementation strategy for the plan as well as establishing. The process began by reviewing the City's guiding documents and also guiding documents from the Southern Regional Planning Coalition and the Regional Transportation Commission. It was found that all of the documents were very supportive of the development of trails and bikeways; but, there was not a whole lot of substance to the language found in the documents, so the plan was to build on what was started by the City in the Comprehensive Plan and their other documents. The existing conditions were analyzed, and the city was on the right path, with trails developed along the Las Vegas Wash and in Aliante. Existing bikeways were looked at, but they were not in quite the same condition as the trails. There were very few bicycle facilities in the City and where they existed, they were very short segments and did not connect and were in need of maintenance. The plan established four main goals for a City-wide system. The four goals were connectivity, accessibility, safety; education and public outreach; health and community well-being; and network implementation and sustainability. The system should connect throughout the City as well as to the adjacent jurisdictions. The plan also aimed at having facilities for all users, new and experienced. Safety was a major component to bikes and trails and education and outreach, teaching the rules of the road, teaching the rules of trail use was also a big component of the Master Plan. The facilities would give residents and visitors access to getting their minimum daily exercise requirements in a fun way. The system should be easily implemented and also sustainable, not just sustaining the trails with the maintenance, but contributing to the City's overall sustainability, offering alternative modes of transportation.

The plan establishes route selection and evaluation criteria. They were used to development the current proposed system and would also help guide in finding new alignments.

Geoffrey Schafler explained when starting to developing the plan, they took a look at the City to see what was there and when the existing conditions were looked at, it was noticed the City already had the skeletal system to create a good network. The benefit of having the Las Vegas Wash and the Upper Las Vegas Wash coming through the trail planned along the 215 already created a network and large loop that was enclosed within the city. Also, the North 5th project, being a transit oriented design, was also beneficial in promoting the plan and lending itself to creating a network that was self-contained and would allow a lot of movement throughout the City and a lot a connection points. With that and through the criteria previously outlined by Ms. Murphy, it was decided, based on those criteria, where they should have four elements. There were off-street trails designated for motor vehicle travel, street-side trails adjacent to motor vehicle traffic but created a designated trail corridor, bike routes with no designated stripe for a bike lane, but would rather use as a wider outside lane to be a shared use lane for both bicycle traffic and automobile traffic and there were also streets that would receive a striped bicycle lane. The City's Master Plan of Streets and Highways was used and a reconfiguration applied to some of the stripes and lanes to accommodate bicycle facilities within the current roads. There were two options for 60 foot right-of-ways, one with and one without parking. Wide streets like an 80 foot right-of-way, there were two travel lanes and a two-way left turn lane in the middle. There was also an option with four travel lanes and five foot bike lanes, with the travel lanes being narrowed to 11 feet. There was a trail corridor on the street side trails. Where the trail was partially within the right-of-way a 30 foot wide corridor would be provided so a 12 foot wide paved area could be provided, which was a national standard for two way traffic along the trail. The 30 foot width would also accommodate landscaping and meandering of the trail.

Ms. Murphy explained in addition to helping determine where routes should go and then setting up design criteria for the trails and bikeways, the plan also recommends policies be implemented. An action plan was developed based on those four goals of the plan. There was also a phasing and network priorities identified. There were recommendations for a maintenance program and also for the City to develop support programs like a possible trail watch program or an adopt a trail program and to look into other avenues to try to integrate the community in making the trails and bikeways sustainable.

Ms. Murphy explained if the document was approved by the Commission, it would move forward to City Council on November 16, 2011 for introduction and a public hearing set for December 7, 2011 for City Council consideration. Staff was recommending that Planning Commission approve the Comprehensive Trails and Bikeways Master Plan as presented with the modifications to the maps and the matrix and incorporate it as an element in the City's Comprehensive Plan.

Commissioner Will Ewing inquired as the plan was implemented, if it would affect existing traffic laws as to where bicycles could go on roadways.

Ms. Murphy responded it would not affect current laws.

Commissioner Ewing was concerned as he had reviewed the plan and proposed trails and wondered if it had been considered how fast bikes were getting, as road racing increased in popularity and as the equipment improved.

Ms. Murphy responded that was one of the reasons the recommendation was to move to a 12 foot wide trail. Currently the trails ranged between eight feet and ten feet and it did not give the room and flexibility unless you got off the trail to make room for faster traveling people. So, it gave more cushion and room in that area and also on the bikeways, bicycle lanes and routes, the cyclists would have to abide by all traffic regulations and speed limits.

Commissioner Ewing asked if there would be speed limits on the trails.

Ms. Murphy responded there was not a posted speed limit on the trails.

Mr. Schafler explained the off-street trails or the street side trails were intended to be mostly recreational in nature. It was found in research that the more serious cyclists preferred to be on the road and not the trails.

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

Chairman Brown closed the Public Hearing.

Chairman Steve Brown was in support of the Plan and asked the rules for the tunnels when going under a roadway, as far as safety and security was concerned.

Ms. Murphy explained the document specified some various safety enhancements that could be added; but, much of that would be addressed in conjunction with Police and Fire once the design was started.

Mr. Schafler added the Plan also discussed the use of Crime Prevention Through Environmental Design (CPTED), which was partially lighting and using some natural lighting in the underpasses and not creating places where people could hide.

ACTION: APPROVED AS AMENDED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Joiner-Greene

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Perkins, Joiner-Greene and Ewing

NAYS: None

ABSTAIN: None

Second Public Forum was heard next.

2. SPR-13-11 (43823) LAS VEGAS PAVING NEW TRUCK YARD (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LVPC VTIP LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW A TRUCK PARKING/STORAGE AREA. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF COMMERCE STREET AND GILMORE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-06-714-001. (FOR POSSIBLE ACTION)

The application was presented by Robert Eastman, Principal Planner who explained the reason for the site plan review was due to the outdoor storage, which was predominantly for vehicles. It was in general compliance with the Design Standards and would be a paved lot and had perimeter landscaping and walls along both street frontages. Two cards were received, one was in favor of the application and one opposed. Staff was recommending approval of SPR-13-11 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.
2. The applicant shall provide 10 feet of landscaping along Commerce Street and Gilmore Avenue in conformance with ordinance requirements.
3. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Gilmore Avenue from N. 5th Street to Commerce Street
 - b. Commerce Street
 - c. Logan Avenue
 - d. Goldfield Street knuckle at Logan Avenue
4. Approval of a traffic study is required prior to submittal of the civil improvement plans.
5. If not already existing, the civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Commerce Street.
6. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222.1 and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
7. The property owner is required to grant a roadway easement for commercial driveway(s).

8. 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.
9. A revocable encroachment permit for landscaping within the public right of way is required.
10. The property owner is required to sign a restrictive covenant for utilities.
11. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. New distribution lines or existing distribution lines being adjusted or relocated, shall be placed underground.
12. Approval of a drainage study is required prior to submittal of the civil improvement plans.
13. The public street geometrics, saw-cut lines and thickness of the pavement sections will be determined by the Department of Public Works.

Crockett Wirthlin of Las Vegas Paving, 3401 North 5th Street, North Las Vegas, NV 89031 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 Perkins

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Perkins, Joiner-Greene and Ewing

NAYS: None

ABSTAIN: None

3. UN-69-11 (43817) SPLASH SWIMMING SCHOOL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SWIMMASTERS LLC ON BEHALF OF DENUCCI CONSTRUCTORS LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-P, PROFESSIONAL OFFICE COMMERCIAL DISTRICT TO ALLOW AN INDOOR RECREATIONAL FACILITY, (SWIMMING SCHOOL). THE PROPERTY IS LOCATED AT 4260 SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-05-713-008. (FOR POSSIBLE ACTION)

The application was presented by Robert Eastman, Principal Planner who explained the applicant was proposing to build a building with an indoor swimming pool to use for swim classes and it was a permitted use with a use permit within the Professional Office District. It shared parking and common space with the adjacent parcels in the complex and there was more than adequate parking for both the existing buildings and any future planned buildings using the same general floor plan. The proposed building was in compliance with the existing Design Standards already in place on the site. Staff was recommending approval of UN-69-11 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.
2. All known geologic hazards, such as fault lines or fissures, shall be shown on the civil improvement plans submitted to the Department of Public Works. Subsequent identification of additional hazards may substantially alter the original site plan.
3. Approval of a drainage study update is required prior to submittal of the civil improvement plans.
4. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. Approval of a traffic impact study is required prior to submittal of the civil improvement plans.

Richard Gallegos, 3005 West Horizon Ridge Parkway, Henderson, NV 89052 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 Joiner-Greene

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Perkins, Joiner-Greene and Ewing

NAYS: None

ABSTAIN: None

4. **UN-68-11 (43803) 5225 CAMINO AL NORTE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GREEN VALLEY GROCERY ON BEHALF OF AL CAMINO MEADOWS LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW AN APPROXIMATE 173 SQUARE FOOT SIGN AT 26 FEET IN HEIGHT WHERE 125 SQUARE FEET AND 18 FEET IN HEIGHT IS THE MAXIMUM ALLOWED AND TO ALLOW A SECOND MONUMENT SIGN. THE PROPERTY IS LOCATED AT 5225 CAMINO AL NORTE. THE ASSESSOR'S PARCEL NUMBER IS 124-33-614-003. (FOR POSSIBLE ACTION)**

The application was presented by Marc Jordan, Planning Manager who explained the new zoning ordinance went into effect on October 1, 2011. Prior to the zoning ordinance, whenever there was commercial development across the street from developed residential or property that was mapped for residential, the tallest sign allowed in a commercial center would be an eight foot monument sign. However, through the Commission and also on some occasions, the Council considered use permits under the older code for an increase in sign height and there had been instances where they had been approved. As a result of that, Staff was directed to take a look at the sign code and come up with some new criteria for these types of cases. As a result, under the new Code, when there were signs more than 100 feet away from developed residential, they could go up to the maximum height, which in this case was 18 feet. If the distance from residential was less than 100 feet, there was as formula to use. In this case, the sign was more than 100 feet from the developed residential; therefore, the height could go up to 18 feet. There was nothing unique about the site that would warrant support of an increase in sign height or sign area. The property was very visible for traffic coming in both directions, from the north or south; therefore, an 18 foot tall sign should be sufficient to attract drivers to the site. Staff was not supporting the request for the height or size of the sign. Staff had no objections to the monument sign adjacent to Camino Al Norte, as it would help alert motorists traveling down Washburn Road before they arrive at the intersection. Staff was recommending approval, but only to allow the monument sign on the property. The conditions of approval were written so that the sign adjacent to Camino Al Norte still had to meet the current requirements, which was 18 feet in height and 125 square feet. Staff received four cards from surrounding property owners, who were all in opposition to the application. The recommended conditions for UN-68-11 are as follows:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The applicant shall comply with all applicable conditions of UN-73-08.
3. All signs shall comply with the design standards as outlined in Title 17, Section 17.24.120, subparagraph E, and Section 17.24.150, subparagraph E.7.

4. The freestanding sign adjacent to Camino Al Norte shall be limited in height to 18 feet and shall not exceed a sign area of 125 square feet.
5. The freestanding sign adjacent to Washburn Road shall not limited in height to six (6) feet and shall not exceed a sign area of 32 square feet.
6. All temporary signs shall be removed from the property.

Ed Crawford, 1580 South Jones, Las Vegas, NV 89146 appeared on behalf of the applicant stating Code allowed for the deviation from standard and says that if he substantially met the intent of the requirements, the Commission could consider allowing the deviation. He believed the request met the purpose and intent of the law. Other businesses along the road have signs that were substantially larger than the sign being proposed and the proposed sign was a metal sign not subject to fading with a modern design, which met the innovative use of signage design that was part of the purpose and intent of the Code. There were some special circumstances, in that there was competition across the street from them, who had a substantially taller sign.

Chairman Steve Brown opened the Public Hearing. The following participant came forward:

Scott Sauer, (no address stated) indicated he was opposed to a sign being taller and more square footage than allowed. It was important to note, that prior to the revision to the Code, the applicant would be asking for a deviation from eight feet, not eighteen feet. Staff had tried to recognized challenges and the pre-existing sign was installed before the Code was amended. Also, the sign should match the character and architectural design of the building, which the proposed sign does not do. He was not opposed to the second sign.

Chairman Brown closed the Public Hearing.

Mr. Crawford explained metal was added to the building to tie architecture of the building in with the sign. They were able to reduce the square footage area to comply with the requirements, but would like to maintain the requested increase height.

Commissioner Dean Leavitt explained the existing gas station had been there for at least 10 years. The Commission has tried diligently to establish a workable sign policy and Code. A 26 foot sign was being requested for one building in a commercial area and if that was allowed, it would set a precedent for others in the future, so he was not in support of the request for a taller sign.

Commissioner Jay Aston agreed with comments made by Commissioner Leavitt and asked him if he was also in agreement with Staff's recommended conditions.

Commissioner Leavitt stated he was okay with the recommended conditions.

Commissioner Aston was in support of Staff recommendation.

Vice-Chairman Dilip Trivedi also agreed with comments made by Commissioner Leavitt and agreed a taller sign was not warranted, but he could live with the materials.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Trivedi

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Perkins, Joiner-Greene and Ewing

NAYS: None

ABSTAIN: None

Item No. 4 was re-opened, (see discussion and motion at end of Item No. 5)

Chairman Steve Brown asked Commissioner Leavitt if he would like to clarify his motion specifically addressing Item No. 4, UN-68-11.

Daryl Shock, Vision Sign Company explained the sign being presented was a typical Shell prototype sign that was mass produced and to do another type of sign would be a huge expense for the customer. The recommendation was to follow Staff recommendation at 18 feet; but, also there was a comment that the style of sign was acceptable. He was asking if they could have the proposed design at 18 feet.

Marc Jordan, Planning Manager explained as far as the design of the sign, he had no objections to whatever the Commission were to consider; however, the sign being presented was not reviewed by Staff and there was concern that the bottom sign was an LED sign and if that were the case, LED signs could not be located within 200 feet of residential.

Mr. Shock explained it was the sign submitted for approval and what was seen in the red and green was the new style LED pricer, which did not flash or blink, but was a steady burn permanent situation and was only changed when the prices were changed. There was no animation.

Commissioner Dilip Trivedi asked if the drawing indicated it was an LED sign.

Mr. Shock responded it did.

Mr. Jordan asked what type of sign the portion that said "V Power" was.

Mr. Shock responded it was a static showing the type of gas.

Chairman Brown asked Staff if they were okay with the design of the sign.

Mr. Jordan responded Staff would prefer to see a different design; but, the Commission had the right to accept the design as proposed by the applicant.

Commissioner Leavitt asked if the conditions needed to be modified.

Chairman Brown recognized Councilwoman Anita Wood, former Commissioner Joseph DePhillips and also Acting City Attorney Jeff Barr.

Director Frank Fiori suggested the application be continued so Staff could review the sign. He explained the Design Guidelines require that the signage mirror in some respects the materials that were used in the building and at this point, Staff had not had the opportunity to make that comparison. Staff would like to be able to look at the sign and the building and he understood the applicant was tying them together in the presentation in regard to the materials that they incorporated into the building, but Staff had not had a chance to review it.

Chairman Brown asked the applicant where they were in the construction process.

Mr. Crawford responded the business was open.

Mr. Shock explained the store had been open for a year.

Mr. Shock was hoping to get an approval so they could order the sign, which would take four to five weeks, as it had to be manufactured.

Commissioner Leavitt asked if the sign could be approved pending administrative review and if there was a challenge, the applicant would have to come back before the Commission and asked Deputy City Attorney Morgan if that would be okay.

Deputy City Attorney Morgan responded Condition No. 3 could be amended to say that all signs shall comply with the Design Standards as approved by the Community Services and Development Director.

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

3. ALL SIGNS SHALL COMPLY WITH THE DESIGN STANDARDS AS
OUTLINED IN TITLE 17, SECTION 17.24.120, SUBPARAGRAPH E,
AND SECTION 17.24.150, SUBPARAGRAPH E.7 OR AS
APPROVED BY THE DIRECTOR OF COMMUNITY SERVICES AND
DEVELOPMENT

MOTION: Commissioner Leavitt

SECOND: Chairman Brown

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston,
Perkins, Joiner-Greene and Ewing

NAYS: None

ABSTAIN: None

Item No. 6 was heard next.

5. UN-70-11 (43821) CHURCH - THE POTTER'S PLACE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE POTTER'S PLACE ON BEHALF OF CP DEVELOPMENT LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW A CHURCH. THE PROPERTY IS LOCATED AT THE 3040 WEST CHEYENNE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-08-416-009. (FOR POSSIBLE ACTION)

The application was presented by Marc Jordan, Planning Manager who explained when the property was rezoned to a Planned Unit Development District, (PUD), the conditions required the applicant to comply with the C-2 criteria for the commercial components. The applicant was proposing to occupy approximately 3600 square feet within the existing building. In reviewing the parking requirements for a church and also for an office complex, they were required to have approximately 118 parking spaces for all of the uses and the site was parked at 136, so they exceed the parking requirements. There were two cards received in support of the application. Staff did not foresee any conflicts between the day time uses and the church and was recommending approval of UN-70-11 subject to the following condition:

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

Richard Gallegos, 3005 West Horizon Ridge Parkway, Henderson, NV 89052 appeared on behalf of the applicant indicating he concurred with Staff recommendation. He also stated the approval was bittersweet as the parents of the child who passed away October 31, 2011 were members of the church, so he wanted to publicly stated their thoughts and prayers were with the family and asked for approval in her memory.

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

Chairman Brown closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITION

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Perkins, Joiner-Greene and Ewing

NAYS: None

ABSTAIN: None

Marc Jordan, Planning Manager stated the applicant for Item No. 4 was requesting clarification. He stated the motion was made by Commissioner Leavitt to approve and

seconded by Commissioner Trivedi and it was per Staff recommendation. The applicant indicated there was discussion about the elevations and one of the Commissioners indicated they were fine with the elevation, so they were asking for clarification if the recommendation, even though the way the motion was made, was for Staff recommendation, which meant there would be some elevation changes required on the sign.

Chairman Steve Brown asked if the item should be revisited.

Deputy City Attorney Sandra Morgan explained the applicant just wanted some clarification as to the motion, so she did not think there was an issue and asked the Clerk to read the motion that was given to clear up that the motion was per Staff's recommendation and not pursuant to the applicant's request.

Jo Ann Lawrence, Recording Secretary stated the motion was "Approved subject to Staff recommendation."

Daryl Shock of Vision Sign Company, 6630 Arroyo Springs asked if the item could be revisited to clarify the style of the sign was okay.

Deputy City Attorney Morgan stated the motion was already approved; but, if it was the Commission's desire to reconsider it, someone could request a motion to reconsider the item at this time.

Chairman Brown did not have a problem revisiting the item for a point of clarification and entertained a motion.

ACTION: REVISIT ITEM NO. 4, UN-68-11

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Perkins, Joiner-Greene and Ewing

NAYS: None

ABSTAIN: None

OLD BUSINESS

6. **UN-67-11 (43736) SUPERIOR LINEN (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MIKE BURDINE ON BEHALF OF PROLOGIS NA3 LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW A COMMERCIAL LAUNDRY FACILITY. THE PROPERTY IS LOCATED AT 4501 MITCHELL STREET. THE ASSESSOR'S PARCEL NUMBER IS 140-06-210-001. (FOR POSSIBLE ACTION) (CONTINUED OCTOBER 12, 2011)**

The application was presented by Marc Jordan, Planning Manager who explained the applicant was proposing to use approximately one third of the existing building that was approximately 195,000 square feet. The applicant indicated they would start with 110 employees and hoped to grow to over 300 and be able to utilize at least one half the building. All employees would not be on site at the same time, as it would be a 24/7 operation. In reviewing the application, Staff noticed there was only about seven parking spaces, where 102 spaces were required. However, the building was built in 1973. The current Zoning Code would not preclude the Planning Commission from approving a use that required more parking, provided the applicant could actually demonstrate they could provide as much parking as possible on the site without removing any buildings. In looking at the site, there was plenty of room in front of the building between the landscaping and the building and there was room on the sides and there were several areas between the loading docks that could be used for parking. Staff was recommending approval of UN-67-11 with a condition that they provide a revised site plan showing as much parking as possible to be provided on the site. In addition, Staff was also requesting that the applicant look at the landscaping next to Mitchell Street as some of the plant materials had died or been removed and that the landscaping area be brought up to current standards with at least 50 percent coverage. The recommended conditions are as follows:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Perimeter landscaping adjacent to Mitchell Street shall be enhanced with additional plant materials to provide a 50% ground coverage, and decorative rock shall be provided in all other areas. A landscaping plan shall be submitted to staff for review and approval and such materials installed prior to issuance of a business license.
3. Development of this site, and all activities pertaining thereto, shall be confined to the subject parcel (APN 140-06-210-001).
4. A revised site plan shall be submitted to staff demonstrating that all available areas have been converted to employee and/or customer parking. Such parking shall be striped prior to issuance of a business license.

Mike Burdine, 7431 Mystic Stream Street, Las Vegas, NV 89131 appeared on behalf of the applicant indicating he concurred with Staff recommendation. The applicant intended to comply with the parking and the landscaping was adjacent to Mitchell Street had some dead trees that were scheduled for replacement.

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

Chairman Brown closed the Public hearing.

Commissioner Dilip Trivedi asked the applicant if he needed an approval from the EPA.

Mr. Burdine responded they had to obtain air emission permits, which they had already contracted to obtain for the boiler installation and would be installing a system that exceeded the current most stringent regulations and there would be state of the art combustion control on the boiler.

Commissioner Trivedi asked if the building was sprinklered.

Mr. Burdine responded it was sprinklered and had three times the density of what the classification called for, because of the previous occupant.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Trivedi

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Perkins, Joiner-Greene and Ewing

NAYS: None

ABSTAIN: None

Item No. 1 was heard next.

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Community Services and Development Director Frank Fiori informed the Commission that employees would be moving into the new City Hall Building over the next two weeks and also that the next Planning Commission meeting would be held in the North Las Vegas Public Library located at 2300 Civic Center Drive. The Commission would be provided with training on how to use the voting system in the new City Hall prior to the first Planning Commission meeting held at that facility.

CHAIRMAN'S BUSINESS

Commissioner Dean Leavitt inquired whether it would be feasible for I-Pads to be provided for the meeting rather than having paper packets.

Director Fiori responded that was a consideration and he would check into it.

ADJOURNMENT

The meeting adjourned at 7:01 p.m.

APPROVED: December 14, 2011

/s/ Steve Brown
Steve Brown, Chairman

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