

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

December 14, 2011

BRIEFING: 5:40 P.M., Community Room, North Las Vegas Public Library, 2300 Civic Center Drive, North Las Vegas, NV

CALL TO ORDER: 6:00 P.M., Community Room, North Las Vegas Public Library, 2300 Civic Center Drive, North Las Vegas, NV

WELCOME: Chairman Steve Brown

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
Bethany Sanchez, Deputy City Attorney II
Jennifer Doody, Development & Flood Control
Eric Hawkins, Public Works, Traffic
Carolyn White, Police Department
Nicole Hunt, Utilities Department
Jo Ann Lawrence, Recording Secretary

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Commissioner Will Ewing

PUBLIC FORUM

There was no public participation.

MINUTES

- **APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 9, 2011. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **UN-72-11 (43853) SPRINT PCS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SPRINT PCS ASSETS, LLC ON BEHALF OF SIMMONS CENTRE, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW AN 80 FOOT HIGH SINGLE TELECOMMUNICATION FACILITY. THE PROPERTY IS LOCATED AT 3040 WEST ANN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-29-414-004. (FOR POSSIBLE ACTION).**

The application was presented by Marc Jordan, Planning Manager who explained the applicant was proposing to install the antenna on the north side of the property and it would be able to house four future stealth antennas. The applicant was requesting consideration to waive the separation requirements from another cell tower that was within the 750 foot area, as they were not able to locate on that tower and the RF technical information was submitted supporting the request. Staff was requiring the wall to meet the decorative wall requirement and the plan showed swinging gates and there was concern the gates would encroach into the drive isle and obstruct vehicular access, so staff was requesting that sliding gates be installed. Two cards were submitted, one in support and one in opposition to the application. The card in opposition had a note that read: "Besides being a view obstruction, I am definitely concerned with possible health risk associated with such a facility." Staff had no objection and was recommending approval of UN-72-11 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. That the tower shall be a stealth monopalm design.
3. That the tower shall not exceed 80 feet in height measured from the top of fronds of the proposed stealth monopalm tower.
4. That all future antenna arrays shall comply with the stealth design requirements.
5. That the access gate shall be sliding.
6. That the cmu block wall shall comply with the decorative wall requirements.
7. That all equipment mounted on the exterior of the decorative enclosure wall shall be painted to coincide with the enclosure.

Tracy Cline, Spectrum Survey and Engineering, 8905 West Post Road, Las Vegas, NV 89148 appeared on behalf of the applicant indicating he agreed with the comment regarding the sliding gate. He explained they would not be taking up any parking spaces and there was a fairly large hatched area around the trash enclosure, which was where the equipment would be located; but, if antennas were added later, parking spaces would be lost. Mr. Cline 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 Aston

SECOND: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

2. UN-73-11 (43941) COLLEGE OF SOUTHERN NV (PUBLIC HEARING). AN APPLICATION SUBMITTED BY COLLEGE OF SOUTHERN NEVADA ON BEHALF OF UNIVERSITY BOARD OF REGENTS, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A PSP, PUBLIC/SEMI-PUBLIC DISTRICT TO ALLOW AN ELECTRONIC GRAPHIC DISPLAY (LED) MONUMENT SIGN WITHIN 200 FEET OF A RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT 3200 EAST CHEYENNE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-12-801-001. (FOR POSSIBLE ACTION).

The application was presented by Marc Jordan, Planning Manager who explained the proposed sign would replace a sign that was destroyed by an automobile accident approximately one year ago and the applicant was proposing to install a monument sign that was approximately seven feet tall and 63 square feet in size, with the LED portion being approximately 12 square feet. The sign was two feet off the ground and the LED portion had an overall height of four feet. Normally, the sign could be reviewed by Staff; but, because it was within 200 feet of residential, the applicant was required to request a waiver. The sign was approximately 116 feet from the residential and 145 feet from the nearest dwelling unit. One of the criteria for considering the request was, if there were any obstacles that would obscure the view of the sign. Across the street from the sign location there was a residential area that had an existing six foot block wall and all of the homes either backed up to Cheyenne Avenue or had their side yard to the sign, so there were no homes with their fronts facing Cheyenne. The nearest home that might have a view of the sign was at the corner of Cheyenne and Iroquois Lane and it faced west, but they had a block wall with wrought iron fencing in their front yard, with heavy landscaping and a tree. It appeared the sign would be obscured from that location also. Staff had no objection and was recommending approval of UN-73-11 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 monument sign adjacent to Cheyenne Avenue shall generally conform to the size, height, and design as submitted.
3. The LED sign shall comply with the standards as outlined in Title 17, Section 17.24.150, subparagraph E.12, with the exception that the minimum separation of 200 feet from a dwelling unit or residential zoning district is not required.

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

Chairman Brown closed the Public Hearing.

Will Lewis, Director of Planning and Design and Steve Ramos, Civil Engineer appeared on the application. Mr. Lewis indicated they concurred with Staff recommendation.

Commissioner Laura Perkins drove by the area the sign would be located and agreed with Staff that the sign would not be a hindrance to the residential area and was in support of the application.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Perkins

SECOND: Commissioner Joiner-Greene

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

NAYS: None

ABSTAIN: None

3. SPR-14-11 (43945) BROADSTONE ELDORADO. AN APPLICATION SUBMITTED BY BROADSTONE ELDORADO LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN OL/DA, OPEN LAND/DEVELOPMENT AGREEMENT DISTRICT TO ALLOW 408 MULTI-FAMILY DWELLINGS. THE PROPERTY IS LOCATED APPROXIMATELY 200 FEET WEST OF CAMINO AL NORTE AND SOUTH OF ANN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-33-501-012. (FOR POSSIBLE ACTION).

The application was presented by Robert Eastman, Principal Planner who explained the proposed site plan was the same as the one previously approved under SPR-29-07, which had expired. The buildings were predominantly stucco with a tile roof and had a number of accompanying garage buildings and were in compliance with the parking requirements, set-backs, landscaping and had approximately 170,000 square feet of open space scattered in multiple parks throughout the site. Staff was recommending approval of SPR-14-11 with the conditions listed in the Staff Report with Condition No. 2.e amended to read: "Circuitous lighted paths"; Condition No. 2.h amended to read: "the swimming pool area as shown on the plan with accompanying decking, restrooms, drinking fountains and shaded picnic facilities"; and Condition No. 2.k amended to read: "Two other active amenities subject to review and approval of Staff". The original recommended conditions are as follows:

1. That, unless otherwise approved through a variance, waiver or other approved method, this development shall comply with all applicable codes and ordinances.
2. The following list of amenities shall be provided:
 - a. A minimum of 163,200 square feet of Open Space (75% usable) shall be provided within the site.
 - b. A minimum of 80 square feet of patio and 40 square feet of balcony area shall be provided per unit as appropriate.
 - d. Pedestrian linkage shall be provided within the parking lot areas.
 - e. Circuitous lighted paths and fitness course;
 - f. A minimum of twenty 24-inch box trees per acre;
 - g. At least 2 differing, age-appropriate, covered play structures for children with EPDM resilient fall protection over a non-porous surface (2 play structures total). Shade structures shall also be provided adjacent to play structure locations for supervision purposes and may also include picnic/barbecue facilities (as described in "Item j", below);
 - h. A minimum of 1,836 square feet of total swimming pool area, with accompanying decking, restrooms, drinking fountains, and shaded picnic facilities (as described in "Item j", below).
 - l. A minimum of one (1) clubhouse and one (1) fitness facility;

- j. Shaded group picnic areas at a minimum of four different locations, which generally include lighting, picnic table(s), gas barbecue grills, and trash receptacle(s). At least one of these locations shall include a large shade structure that can accommodate a group gathering. In addition, a furnished outdoor living area may be provided in lieu of one of the smaller shaded picnic areas;
 - k. Two sport courts (i.e. basketball, sand volleyball, tennis, etc.) and/or other amenities such as a pet park or putting green course;
 - l. At least one large open space area (5,000 square feet) for group/organized play;
 - m. Benches spaced along pathways;
 - n. Bicycle racks at 1-2 different locations;
 - o. All open space areas and amenities shall be ADA accessible and developed in compliance with the CNLV 2004 Park Design Standards; and
 - p. Details of amenities to be provided with building permit.
3. The club house and pool area must be constructed with the first residential building. A minimum of 50% of the open space area and amenities, including a play structure and associated park spaces shall be provided with the 200th dwelling unit. All open space must be completed with the 400th dwelling unit.
4. This development shall comply with the conditions of the approved Traffic and Drainage Studies, the City of North Las Vegas (CNLV) Municipal Code - Title 15 &16, the CNLV Land Development Guide, NRS 278, and accepted Clark County Area Uniform Standard Drawings.

Bob Gronauer of Kaempfer Crowell Renshaw Gronauer & Fiorentino, 8345 West Sunset Road #250, Las Vegas, NV 89113 appeared on behalf of the applicant indicating he concurred with Staff recommendation and agreed with amendments as read into the record.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NOS. 2.E, 2.H AND 2.K AMENDED TO READ:

2.E. CIRCUITOUS LIGHTED PATHS.

2.H. SWIMMING POOL AREA, AS SHOWN ON PLAN, WITH ACCOMPANYING DECKING, RESTROOMS, DRINKING FOUNTAINS, AND SHADED PICNIC FACILITIES (AS DESCRIBED IN "ITEM J", BELOW).

2.K. TWO OTHER ACTIVE AMENITIES SUBJECT TO REVIEW AND APPROVAL OF STAFF.

MOTION: Commissioner Aston

SECOND: Chairman Brown

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

Scott Sauer, (No address stated) wished everyone a Merry Christmas.

DIRECTOR'S BUSINESS

Community Services and Development Director Frank Fiori wished everyone a Happy Holiday and reminded everyone most City services would not be available between Christmas and New Years, due to City Hall be closed for that week.

CHAIRMAN'S BUSINESS

Chairman Steve Brown wished everyone a Happy Holiday

ADJOURNMENT

The meeting adjourned at 6:16 p.m.

APPROVED: January 11, 2012

/s/ Steve Brown
Steve Brown, Chairman

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