

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

January 11, 2012

BRIEFING: 5:35 P.M., Caucus Room, 2250 Las Vegas Boulevard North, North Las Vegas, Nevada

CALL TO ORDER: 6:00 P.M., Council Chambers, 2250 Las Vegas Boulevard North, North Las Vegas, Nevada

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
Sandra Morgan, Deputy City Attorney
Jennifer Doody, Development & Flood Control
Eric Hawkins, Public Works, Traffic
Carolyn White, Police Department
Madeleine Jabbour, Utilities Department
Jo Ann Lawrence, Recording Secretary

WELCOME: Chairman Steve Brown

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Commissioner Jay Aston

PUBLIC FORUM

There was no public participation.

MINUTES

- **APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF DECEMBER 14, 2011. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

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

PUBLIC MEETINGS

1. **AMP-02-12 (44102) CITY OF NORTH LAS VEGAS. A NEIGHBORHOOD MEETING FOR AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS ON BEHALF OF NORTH LAS VEGAS PROPERTY, LLC, PROPERTY OWNER, TO AMEND THE COMPREHENSIVE PLAN, LAND USE DESIGNATION OF NEIGHBORHOOD COMMERCIAL TO OPEN SPACE FOR A PORTION OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-03-201-005 AND 139-03-201-009. THE MAIN PURPOSE OF THIS MEETING IS TO PROVIDE INFORMATION TO THE PUBLIC REGARDING THE PURCHASE OF THIS PROPERTY FOR FUTURE INCORPORATION INTO THE CRAIG RANCH REGIONAL PARK. (FOR INFORMATION AND DISCUSSION)**

ACTION: PUBLIC MEETING HELD

2. **ZN-02-12 (44104) CITY OF NORTH LAS VEGAS. A NEIGHBORHOOD MEETING FOR AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS ON BEHALF OF NORTH LAS VEGAS PROPERTY, LLC, PROPERTY OWNER, FOR A RECLASSIFICATION OF PROPERTY FROM THE C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO THE PSP, PUBLIC/SEMI-PUBLIC DISTRICT FOR A PORTION OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-03-201-005 AND 139-03-201-009. THE MAIN PURPOSE OF THIS MEETING IS TO PROVIDE INFORMATION TO THE PUBLIC REGARDING THE PURCHASE OF THIS PROPERTY FOR FUTURE INCORPORATION INTO THE CRAIG RANCH REGIONAL PARK. (FOR INFORMATION AND DISCUSSION)**

ACTION: PUBLIC MEETING HELD

3. AMP-03-12 (44103) CITY OF NORTH LAS VEGAS. A NEIGHBORHOOD MEETING FOR AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS ON BEHALF OF NORTH LAS VEGAS PROPERTY, LLC, PROPERTY OWNER, TO AMEND THE COMPREHENSIVE PLAN, LAND USE DESIGNATION OF NEIGHBORHOOD COMMERCIAL TO COMMUNITY COMMERCIAL FOR A PORTION OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-03-201-009. THE MAIN PURPOSE OF THIS MEETING IS TO PROVIDE INFORMATION TO THE PUBLIC REGARDING ALLOWED LAND USES WITHIN THE PROPOSED LAND USE DESIGNATION. (FOR INFORMATION AND DISCUSSION)

ACTION: PUBLIC MEETING HELD

4. ZN-03-12 (44106) CITY OF NORTH LAS VEGAS. A NEIGHBORHOOD MEETING FOR AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS ON BEHALF OF NORTH LAS VEGAS PROPERTY, LLC, PROPERTY OWNER, FOR A RECLASSIFICATION OF PROPERTY FROM THE C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO THE C-2, GENERAL COMMERCIAL DISTRICT FOR A PORTION OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-03-201-009. THE MAIN PURPOSE OF THIS MEETING IS TO PROVIDE INFORMATION TO THE PUBLIC REGARDING ALLOWED LAND USES WITHIN THE PROPOSED ZONING DISTRICT. (FOR INFORMATION AND DISCUSSION)

ACTION: PUBLIC MEETING HELD

NEW BUSINESS

5. **AMP-01-12 (44044) VERNALIS ENTERPRISES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY INTEGRITY ENGINEERING ON BEHALF OF VERNALIS ENTERPRISES, INC. AND J 3 CRAIG, LLC , PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF HEAVY INDUSTRIAL TO COMMUNITY COMMERCIAL. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CRAIG ROAD AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-01-301-006 AND 139-01-301-007. (FOR POSSIBLE ACTION).**

Item Nos. 5 and 6 were presented together.

The application was presented by Marc Jordan, Planning Manager who explained the larger parcel was developed in 2000 and the parcel with Starbucks and Del Taco was developed in 2006. The larger parcel was developed under the Industrial requirements and since that time, there had been several use permits approved, which essentially had turned the parcel into commercial and, also, there had never been an industrial tenant in the complex. In the current Zoning Ordinance, commercial uses were no longer allowed in industrial zoned property; so, when tenants apply for a Business License, Staff would not be able to support the use. Staff talked to the applicant about getting together with the adjacent property owner and possibly rezoning both parcels to commercial as that was what they were currently being used for. In reviewing the criteria in the Zoning Ordinance, one criteria was that the rezoning would not reduce any available industrial land and since the property had never been used as industrial, Staff did not see it as a reduction of industrial land. Looking at all of the approval criteria listed for both the Comprehensive Plan Amendment and a rezoning, Staff had no objection and was recommending approval of AMP-01-12 and ZN-01-12 and that they be forwarded to City Council for final consideration.

Ernie Freggiaro, Integrity Engineering, 4588 Coachman Circle, Las Vegas, NV 89119 appeared on behalf of the applicant indicating he concurred with Staff recommendation.

Vice-Chairman Dilip Trivedi asked how much of the center was currently occupied.

Mr. Freggiaro responded it was approximately 50% occupied.

Vice-Chairman Trivedi asked if there would be a problem with the parking if other tenants were to come to the center.

Mr. Freggiaro responded a parking study had been done showing they were over parked by approximately six spaces.

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

Chairman Brown closed the Public Hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Trivedi

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

NAYS: None

ABSTAIN: None

6. **ZN-01-12 (44043) VERNALIS ENTERPRISES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY INTEGRITY ENGINEERING ON BEHALF OF VERNALIS ENTERPRISES, INC. AND J 3 CRAIG, LLC, PROPERTY OWNERS, FOR A RECLASSIFICATION OF PROPERTY FROM AN M-2 GENERAL INDUSTRIAL DISTRICT, TO A C-2, GENERAL COMMERCIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CRAIG ROAD AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-01-301-006 AND 139-01-301-007. (FOR POSSIBLE ACTION)**

Item Nos. 5 and 6 were presented together.

The application was presented by Marc Jordan, Planning Manager who explained the larger parcel was developed in 2000 and the parcel with Starbucks and Del Taco was developed in 2006. The larger parcel was developed under the Industrial requirements and since that time, there had been several use permits approved, which essentially had turned the parcel into commercial and, also, there had never been an industrial tenant in the complex. In the current Zoning Ordinance, commercial uses were no longer allowed in industrial zoned property; so, when tenants apply for a Business License, Staff would not be able to support the use. Staff talked to the applicant about getting together with the adjacent property owner and possibly rezoning both parcels to commercial as that was what they were currently being used for. In reviewing the criteria in the Zoning Ordinance, one criteria was that the rezoning would not reduce any available industrial land and since the property had never been used as industrial, Staff did not see it as a reduction of industrial land. Looking at all of the approval criteria listed for both the Comprehensive Plan Amendment and a rezoning, Staff had no objection and was recommending approval of AMP-01-12 and ZN-01-12 and that they be forwarded to City Council for final consideration.

Ernie Freggiaro, Integrity Engineering, 4588 Coachman Circle, Las Vegas, NV 89119 appeared on behalf of the applicant indicating he concurred with Staff recommendation.

Vice-Chairman Dilip Trivedi asked how much of the center was currently occupied.

Mr. Freggiaro responded it was approximately 50% occupied.

Vice-Chairman Trivedi asked if there would be a problem with the parking if other tenants were to come to the center.

Mr. Freggiaro responded a parking study had been done showing they were over parked by approximately six spaces.

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

Chairman Brown closed the Public Hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Trivedi

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

NAYS: None

ABSTAIN: None

7. **UN-01-12 (44042) SPAGHETTI & COMPANY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY PASQUALE CIAMPA, ON BEHALF OF SIMMONS MARKETPLACE, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, TO ALLOW THE "ON-SALE" OF BEER AND WINE. THE PROPERTY IS LOCATED AT 5585 SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-32-113-002. (FOR POSSIBLE ACTION)**

The application was presented by Robert Eastman, Principal Planner who explained the the use was for an existing establishment located in a commercial center. There was a supper club use permit approved in 2005 and there was another beer wire on-sale next door . There was also a church located in the same center, which was 400 feet away and the use permit was in compliance with the distance separation. Staff did not feel there would be any negative impact with the approval of the use permit for on-sale and were recommending approval of UN-01-12 with 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 special use permit is site-specific and non-transferable.

Pasquale Ciampa, 8425 Hirsch Mountain Drive, Las Vegas, NV 89131 appeared on the application 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

8. UN-02-12 (44060) HERTZ WEST (PUBLIC HEARING). AN APPLICATION SUBMITTED BY SUN WEST COMMERCIAL, LLC ON BEHALF OF CRAIG PAD PARTNERS LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW AN AUTOMOBILE RENTAL BUSINESS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND FREHNER ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-01-211-004. (FOR POSSIBLE ACTION)

The application was presented by Robert Eastman, Principal Planner who explained the applicant was proposing to construct a 1400 square foot stand alone pad that would be used by Hertz Rental Car. The site had adequate parking for the proposed use and there would be a small storage facility for the rental vehicles. Staff was recommending approval 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. A minimum of nine (9) parking spaces shall be available to customers at all times.
3. All access to the roof shall be from within the building. Exterior roof ladders are prohibited.
4. The applicant shall comply with the Industrial Design Standards, including, but not limited to the following:
 - a. Building shall be finished in earth tone or neutral colors indigenous to the Las Vegas Valley. Bright and/or fluorescent colors are acceptable as trim or accent colors only.
 - b. Building shall be constructed of a preferred material, such as stone, stucco, colored or exposed aggregate, textured finish concrete, decorative block or brick, or materials that provide a look similar to the preferred materials.
 - c. All sides of a building shall be coherently designed and treated with a consistent level of detailing and finish.
5. Outside storage of vehicles shall be screened by a decorative wall and/or landscaping.
6. A landscape island with the minimum width of six feet shall be provided in the area designated as a sign easement adjacent to Craig Road.

Daniel Coletti, 2575 Montessori Street #200, Las Vegas, NV 89117 appeared on the application 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

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

There was no report given.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 6:19 p.m.

APPROVED: February 8, 2012

/s/ Steve Brown
Steve Brown, Chairman

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