

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

October 9, 2013

BRIEFING:

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

CALL TO ORDER:

6:05 P.M., Council Chambers
2250 Las Vegas Boulevard, North
North Las Vegas, Nevada

ROLL CALL:

Chairwoman Laura Perkins – Present
Vice-Chairman Nelson Stone – Present
Commissioner Jay Aston - Present
Commissioner Sylvia Joiner-Greene – Present
Commissioner Willard Ewing – Present
Commissioner Felix Acevedo – Present
Commissioner Kenneth Kraft – Present

STAFF PRESENT:

Frank Fiori, Community Services and Development Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Bethany Rudd-Sanchez, Sr. Deputy City Attorney
Eric Hawkins, Public Works/Traffic
Jennifer Doody, Public Works/Development & Flood
Control
Julie Shields, Recording Secretary

WELCOME:

Chairwoman Laura Perkins

VERIFICATION:

Julie Shields, Recording Secretary

PLEDGE OF ALLEGIANCE:

Commissioner Sylvia Joiner-Greene

PUBLIC FORUM

There was no public participation.

MINUTES

- **APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2013 (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Vice-Chairman Stone

SECOND: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

Chairwoman Perkins advised that due to a publishing error by the Las Vegas Review Journal, Item Nos. 1-3 and 5-9, will be held November 13, 2013.

1. **UN-41-13 (46950) GRACE POINT CHURCH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GRACE POINT CHURCH, ON BEHALF OF FNBN PPTYS NEVADA, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT TO ALLOW A RELIGIOUS INSTITUTION (CHURCH). THE PROPERTY IS LOCATED AT 3776 AND 3794 WEST ANN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-30-813-032. (FOR POSSIBLE ACTION)**

ACTION: CONTINUED TO NOVEMBER 13, 2013

2. **UN-42-13 (46965) JUAN E. PARRA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JUAN E. PARRA ON BEHALF OF JOSE LUIS PARRA, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT, TO ALLOW AN "ON-SALE" ESTABLISHMENT (BEER & WINE). THE PROPERTY IS LOCATED AT 2425 NORTH LAS VEGAS BOULEVARD, SUITES 101 AND 102. THE ASSESSOR'S PARCEL NUMBER IS 139-14-801-003. (FOR POSSIBLE ACTION)**

ACTION: CONTINUED TO NOVEMBER 13, 2013

3. ZOA-02-13 (46835) MICHAEL WRIGHT FOR SAHARA VEGAS, LLC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MICHAEL WRIGHT FOR SAHARA VEGAS, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO TITLE 17 (ZONING ORDINANCE), SECTION 17.20.020.C.10, (DEFERRED DEPOSIT LOAN OR SHORT TERM LOAN ESTABLISHMENT) OF THE NORTH LAS VEGAS MUNICIPAL CODE TO AMEND THE PROXIMITY DISTANCE AND MEASUREMENT REQUIREMENTS FOR DEFERRED DEPOSIT LOAN OR SHORT TERM LOAN ESTABLISHMENTS, AND PROVIDING FOR OTHER MATTERS PROPERTY RELATED THERETO. (FOR POSSIBLE ACTION)

ACTION: CONTINUED TO NOVEMBER 13, 2013

4. T-1356 (46941) CRAIG ROAD COMMERCIAL CENTER. AN APPLICATION SUBMITTED BY F.R. CRAIG LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW ONE LOT COMMERCIAL SUBDIVISION. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 139-06-201-003.

This application was presented by Marc Jordan, Planning Manager.

The applicant is proposing a single lot, approximately five and one half acres in size. The property is zoned C-1, Neighborhood Commercial. The proposed tentative map is in compliance with the commercial designation and the master plan. Staff had no objections, and recommended approval, with one amendment to Condition No. 8.

The applicant (inaudible) appeared before the Planning Commission. Commissioner Kraft asked if the applicant understood and agreed with staff's conditions, and he concurred. The applicant (inaudible) inquired about underground power lines, and staff addressed this issue.

Vice-Chairman Stone stated the applicant would have to submit a site plan or design review, and asked staff to describe the process. Mr. Jordan stated the applicant may have to submit a site plan review. A major site plan review is required for 80,000 square feet or larger. A minor site plan review is required for less than 80,000 square feet, and staff could review it administratively through the building permit process. If the site is larger, it would come before the Planning Commission for review. If there is a special use on the property, it would also come before the Planning Commission.

Mr. Jordan stated the size of the property is five and one half acres. The first development would be a small retail store, which would be reviewed administratively.

The original conditions per October 9, 2013 Staff Report are as follows:

Planning and Zoning:

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

Utilities:

2. An additional five (5) foot Public Utility Easement (P.U.E.) for future maintenance access to the existing ten (10) foot water main shall be provided.

Public Works:

3. All known geologic hazards shall be shown on the civil improvement plans. Subsequent identification of additional hazards may substantially alter the site plan.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. 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.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans.
7. The centerline of the proposed commercial driveway on Valley Drive shall align with the centerline of the existing commercial driveway across the street. Modifications to the geometrics of the proposed driveway may be permitted, subject to approval of the City Traffic Engineer.
8. The existing nonstandard driveway on Craig Road near Valley Drive must be removed. A new driveway may be installed that is in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing number 234.4.
9. All Nevada Energy 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 if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

10. To address future cross access concerns, the following note shall be added to the Final Map:

INGRESS, EGRESS AND CROSS ACCESS NOTE

Easements for vehicular and pedestrian ingress / egress and cross access on all areas not occupied by buildings are hereby reserved and granted for all development parcels subsequently created within this map.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED AND AMENDED CONDITIONS

CONDITION NO. 8 AMENDED:

The existing nonstandard driveway on Craig Road near Valley Drive must be removed upon any development of the site. A new driveway may be installed that is in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing number 234.4.

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

5. **UN-40-13 (46945) STRUCK OIL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JOHN ROBERT FIORE ON BEHALF OF L. ROSE, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A VEHICLE REPAIR FACILITY. THE PROPERTY IS LOCATED AT 2750 WEST BROOKS AVENUE, SUITE 115. THE ASSESSOR'S PARCEL NUMBER IS 139-17-510-011. (FOR POSSIBLE ACTION)**

ACTION: CONTINUED TO NOVEMBER 13, 2013

6. **SPR-09-11 (46942) COLONIAL GRAND @ AZURE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY COLONIAL REALTY, LP, C/O ED WRIGHT, PROPERTY OWNER, FOR AN EXTENSION OF TIME TO A PREVIOUSLY APPROVED SITE PLAN REVIEW IN AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT, TO ALLOW 438 DWELLING UNITS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF LAMB BOULEVARD AND TROPICAL PARKWAY. THE ASSESSOR'S PARCEL NUMBERS ARE 123-30-601-013, 014 AND 015. (FOR POSSIBLE ACTION)**

ACTION: CONTINUED TO NOVEMBER 13, 2013

7. UN-39-13 (46943) THERMO FLUIDS, INC. (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THERMO FLUIDS INC. ON BEHALF OF WILDCAT I, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW AN EXPANSION TO AN EXISTING OUTDOOR RECYCLING CENTER (ANTIFREEZE). THE PROPERTIES ARE LOCATED AT 4000-4020 ARCATA WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 139-02-802-018 AND 019. (FOR POSSIBLE ACTION)

ACTION: CONTINUED TO NOVEMBER 13, 2013

8. VAC-07-13 (46948) 5TH AND LAKE MEAD (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS, PROPERTY OWNER, TO VACATE APPROXIMATELY 203.3 FEET OF A 20-FOOT WIDE ALLEY WAY COMMENCING SOUTH OF EAST LAKE MEAD BOULEVARD AND PROCEEDING SOUTH APPROXIMATELY 203.3 FEET. THE PROPERTY IS LOCATED APPROXIMATELY 84 FEET EAST OF NORTH 5TH STREET AND SOUTH OF EAST LAKE MEAD SOUTH BOULEVARD. (FOR POSSIBLE ACTION)

ACTION: CONTINUED TO NOVEMBER 13, 2013

9. ZN-10-13 (46940) LAS ISLITAS RESTAURANT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JUAN PARRA, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTIES FROM THE CURRENT DESIGNATIONS OF R-2, SINGLE-FAMILY MEDIUM DENSITY DISTRICT AND R-3, MULTI-FAMILY RESIDENTIAL DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT. THE PROPERTIES ARE LOCATED AT 2508 AND 2512 MAGNET STREET, AND THE NORTHERN PORTION OF THE PARCEL LOCATED AT THE NORTHWEST CORNER OF NORTH LAS VEGAS BOULEVARD AND CARROLL STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 139-14-812-168, 169 AND PORTION OF 139-13-401-004. (FOR POSSIBLE ACTION)

ACTION: CONTINUED TO NOVEMBER 13, 2013

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

There was no report given.

CHAIRWOMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 6:15 p.m.

APPROVED: November 13, 2013

/s/ Laura Perkins
Laura Perkins, Chairwoman

/s/ Julie Shields
Julie Shields, Recording Secretary