

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

February 12, 2014

- BRIEFING:** 5:30 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
- WELCOME:** Chairwoman Laura Perkins
- 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:** Gregory Blackburn, Community Services & Compliance
Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Bethany Rudd Sanchez – Sr. Deputy City Attorney
Jennifer Doody, Public Works/Development & Flood
Control
Rob McLaughlin, Public Works/Development & Flood
Control
Eric Hawkins, Public Works/Traffic
Alyssa Reynolds, Public Works/Traffic
Carolyn White, Police Department
Julie Shields, Recording Secretary
- VERIFICATION:** Julie Shields, Recording Secretary
- PLEDGE OF ALLEGIANCE:** Vice-Chairman Nelson Stone

PUBLIC FORUM

There was no public participation.

AGENDA

1. APPROVAL OF THE PLANNING COMMISSION MEETING AGENDA OF FEBRUARY 12, 2014 (FOR POSSIBLE ACTION)

ACTION: APPROVED AS AMENDED; ITEM NO. 6, T-1363 CONTINUED TO MARCH 12, 2014, PER THE APPLICANT'S REQUEST

MOTION: Vice-Chairman Stone

SECOND: Commissioner Kenneth Kraft

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

NAYS: None

ABSTAIN: None

MINUTES

2. APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF JANUARY 8, 2014 (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Commissioner Acevedo

SECOND: Vice-Chairman Stone

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

NAYS: None

ABSTAIN: Commissioners Ewing and Kraft

NEW BUSINESS

3. UN-05-14 (47802) BRANSON RV SALES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DERIC SCHARE, ON BEHALF OF NEW BRANSON LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW A VEHICLE SALES

FACILITY. THE PROPERTY IS LOCATED AT 2615 BRANSON AVENUE, SUITES B AND C. THE ASSESSOR'S PARCEL NUMBER IS 139-12-201-003. (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner. Staff recommended approval subject to conditions.

The original conditions per Staff Report dated February 12, 2014 are as follows:

PLANNING & ZONING:

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.
3. Outdoor display of vehicles is prohibited.

PUBLIC WORKS:

4. Prior to issuance of the business license/certificate of occupancy, a traffic study must be submitted to Public Works for review and approval. The applicant may apply for a traffic study waiver. Contact Traffic Engineering Services at 633-2749.

UTILITIES:

5. In the event this parcel is subdivided, the Developer shall prepare, record and execute a restrictive covenant to identify shared sanitary sewer laterals and maintenance thereof. Review and approval of the restrictive covenant by the City North Las Vegas Utilities Department is required prior to recordation. Restrictive covenant shall be recorded with the Final Map. Or, the Developer shall provide a sewer lateral to each individual unit back to the main. Civil Improvement plans will be required for this option.

Deric Schare, 1881 Westfield Avenue, Reno, NV, 89509, applicant, agreed with staff's recommended conditions.

Chairwoman Perkins opened the Public Hearing. Chairwoman Perkins closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Aston

SECOND: Commissioner Joiner-Greene

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

NAYS: None

ABSTAIN: None

4. **FDP-01-14 (47742) RAISING CANE'S CHICKEN FINGERS. AN APPLICATION SUBMITTED BY 10 NINE DESIGN GROUP ON BEHALF OF TML MENDENHALL LP, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO DEVELOP A FAST FOOD RESTAURANT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND LAWRENCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-02-612-001. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner. Staff recommended approval subject to conditions.

The original conditions per Staff Report dated February 12, 2014, are as follows:

COMMUNITY SERVICES AND DEVELOPMENT:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. Development shall meet the requirements of Ordinance #1226 dated August 6, 1997 and ROI 1518.

PUBLIC WORKS:

3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.

5. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
6. Construction of the following off-site improvements adjacent to APN 139-02-612-001 are required per the *City of North Las Vegas Municipal Code* section 16.24.100, including but not limited to:
 - a. Sidewalk on Lawrence Street
 - b. Sidewalk on Bruce Street
7. All Nevada Power Company 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 development of the site.
8. Approval of a traffic study is required prior to submittal of the civil improvement plans.
9. The driveway locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *City of North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site. During the detailed review of the civil improvement plans, if the City Traffic Engineer has no objection to the proposed driveway on Craig Road, the adjacent, existing driveway shall be removed to comply with *City of North Las Vegas Municipal Code* section 17.24.040 - *Driveway Spacing* and replaced with curb, gutter and sidewalk per the applicable standard drawings.
10. The existing bus stop on Craig Road shall be relocated closer to the intersection at Lawrence Street; subject to review by the City Traffic Engineer. The new location for the bus stop passenger shelter pad shall be dedicated in compliance with *Clark County Area Uniform Standard Drawing No. 234.2*.
11. 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.

UTILITIES:

12. Per City of North Las Vegas Water Service Rules and Regulations Section 6.7 d, if this is to be a communal fire service for the site, the formation of a Property Management Association, and a copy of the Association documentation shall be provided to the Utilities Department for review and approval prior to submission of mylars. Otherwise, a separate or looped fire services (RPDA's) shall be installed to each building.

Ben Girardin, Principal Architect, 10 Nine Design Group, 801 Las Vegas Boulevard South, Suite 150, Las Vegas, represented Raising Cane's and appeared to answer questions regarding the plan. Mr. Girardin agreed with staff's recommended conditions.

ACTION: APPROVED

MOTION: Commissioner Aston

SECOND: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

5. **UN-27-13 (46481) DOLLAR LOAN CENTER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DAVID GALYEN, ON BEHALF OF SAHARA LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A DEFERRED DEPOSIT LOAN OR SHORT TERM LOAN ESTABLISHMENT. THE PROPERTY IS LOCATED AT 2445 WEST CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-05-716-007. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager. Staff recommended approval subject to conditions.

The original condition per Staff Report dated February 12, 2014 is as follows:

PLANNING AND ZONING:

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

David Galyen, 8860 West Sunset Road, Las Vegas, concurred with Staff's recommended conditions and appeared to answer questions from the Planning Commission.

Chairwoman Perkins opened the Public Hearing. Chairwoman Perkins closed the Public Hearing.

Vice-Chairman Stone asked the applicant to brief the Planning Commission regarding the neighborhood meeting. Vice-Chairman Stone stated according to the sign-in sheet two people attended.

Mr. Galyen stated they followed the city standards in notifying residents within a 750 foot radius. They held the meeting at the proposed location at Coleman and Craig (Sunwest Bank). The meeting remained open for two and one half hours, and no one at any time showed up.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Stone

SECOND: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

6. **T-1363 (47775) PLAYA DELRAY. AN APPLICATION SUBMITTED BY REMINGTON HOMES ON BEHALF OF TOBAKO, LLC, PROPERTY OWNER, FOR A TENTATIVE MAP IN AN R-1, SINGLE-FAMILY LOW DENSITY DISTRICT TO ALLOW 43 SINGLE FAMILY RESIDENTIAL LOTS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF LONE MOUNTAIN ROAD AND SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-32-402-004. (FOR POSSIBLE ACTION)**

ACTION: CONTINUED TO MARCH 12, 2014, PER THE APPLICANT'S REQUEST

MOTION: Vice-Chairman Stone

SECOND: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

OLD BUSINESS

7. **T-1359 (47210) GOLDFIELD II. AN APPLICATION SUBMITTED BY WILLIAM LYON HOMES, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-1, SINGLE-FAMILY LOW DENSITY DISTRICT TO ALLOW 30 SINGLE FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF VERDE WAY AND NORTH 5TH STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-34-804-002, 003, 005 AND 006. (FOR POSSIBLE ACTION) (CONTINUED NOVEMBER 13 AND DECEMBER 11, 2013; AND JANUARY 8, 2014)**

This item was presented by Marc Jordan, Planning Manager. Staff recommended approval subject to conditions.

The conditions per Staff Memorandum dated February 12, 2014 are as follows:

PLANNING AND ZONING:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinance.
2. The development of this site shall be in compliance with the Single-Family Development Standards and Design Guidelines.
3. Perimeter common elements shall be lengthened to the corner of each entry way. In addition, enhanced landscape treatments shall be provided at each entry way, subject to staff review and approval.
4. The landscape areas along the north sides of Lots 23 and 24 shall be labeled as "Common Elements" to be maintained by the HOA.
5. Traffic calming measures on interior streets shall be provided, subject to Traffic Division and Fire Department review and approval.

PUBLIC WORKS DEPARTMENT:

6. North 5th Street shall be designed in accordance with the *City of North Las Vegas Uniform Standard Drawings for North 5th Street Improvements*.
7. The North 5th Street section and geometrics are subject to review and approval of the Director of Public Works, or his designee.

8. All development along North 5th Street shall provide a minimum twenty foot landscaped common element adjacent to the right-of-way.
9. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along North 5th Street and Lone Mountain Road.
10. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
11. Approval of a drainage study is required prior to submittal of the civil improvement plans.
12. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
13. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. North 5th Street (75 feet)
 - b. Verde Way (30 feet)
 - c. Lone Mountain Road (40 feet)
14. Any preliminary street section(s) shown on the plans shall be used for planning purposes only; the geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
15. Approval of a traffic study is required prior to submittal of the civil improvement plans.
16. All common elements shall be labeled and are to be maintained by the Home Owners Association.
17. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.

18. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
19. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
20. A revocable encroachment permit for landscaping within the public right of way is required.
21. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
22. Proposed residential driveway slopes shall not exceed twelve percent (12%).
23. 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

Ira Wallace, Taney Engineering, 6030 South Jones Boulevard, Las Vegas, appeared on behalf of the applicant, William Lyon Homes. Mr. Wallace agreed with staff's conditions. He referred to use of ductile iron pipe and stated the static pressure would be under 100 PSI, but should there be issues in the future, they could be addressed through the Utilities Division. Mr. Jordan confirmed with Mr. Wallace this was for informational purposes only and not a condition.

ACTION: APPROVED

MOTION: Commissioner Kraft

SECOND: Commissioner Joiner-Greene

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Director Blackburn stated he looked forward to working with the Planning Commission and staff to achieve the City's goals and vision. Director Blackburn provided a brief overview of his professional background, which included extensive experience in the public and private sectors.

CHAIRWOMAN'S BUSINESS

No report was given.

ADJOURNMENT

The meeting adjourned at 6:15 p.m.

APPROVED: March 12, 2014

/s/ Laura Perkins
Laura Perkins, Chairwoman

/s/ Julie Shields
Julie Shields, Recording Secretary