

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

June 10, 2015

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:

Acting Chairman Willard Ewing

ROLL CALL:

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

STAFF PRESENT:

Gregory Blackburn, Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Bethany Rudd Sanchez, Chief Deputy City Attorney
Robert McLaughlin, Public Works/Manager
Curt Kroeker, Public Works/Engineering Associate
Alyssa Rodriguez, Public Works/Traffic
Leonard Taylor, Police Department
Diana Tsouras, Executive Secretary
Julie Shields, Executive/Recording Secretary

VERIFICATION

Julie Shields, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Felix Acevedo

PUBLIC FORUM

Jeff Alpert, 3828 Fuselier Dr., North Las Vegas, spoke regarding a salvage/restoration business located near Gowan and Clayton. Mr. Alpert advised when this item was before the Planning Commission in August 2014, the owner agreed no foam or mattresses would be stored outside. Mr. Alpert drove past the site and reported numerous bundles of foam and mattresses were outside.

AGENDA

1. APPROVAL OF THE PLANNING COMMISSION MEETING AGENDA OF JUNE 10, 2015 (FOR POSSIBLE ACTION)

ACTION: APPROVED, AS AMENDED. ITEM NOS. 10, AMP-01-15 AND 11, ZN-04-15 CONTINUED TO JULY 8, 2015

MOTION: Commissioner Perkins

AYES: Acting Chairman Ewing, Commissioners Aston, Perkins, Joiner-Greene, Acevedo, and Kraft

NAYS: None

ABSTAIN: None

2. APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES OF MAY 13, 2015 (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Commissioner Perkins

AYES: Acting Chairman Ewing, Commissioners Aston, Perkins, Joiner-Greene, Acevedo, and Kraft

NAYS: None

ABSTAIN: None

NEW BUSINESS

3. SPR-03-15 (51563) GOLDFIELD REGENA APTS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JAMES J. BOHAN ON BEHALF OF REGENA & GOLDFIELD LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN

R-3, MULTI-FAMILY RESIDENTIAL DISTRICT, TO ALLOW 80 APARTMENT UNITS. THE PROPERTY IS LOCATED AT 124 WEST REGENA AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 124-27-504-001. (FOR POSSIBLE ACTION)

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman stated the design was generally in compliance with design standards.

Staff recommended approval subject to conditions.

The original conditions per Staff Report dated June 10, 2015 are as follows:

Planning & Zoning:

1. That, unless otherwise approved through a variance, waiver or other approved method, this development shall comply with all applicable codes and ordinances.
2. This site plan shall be revised to comply with the open space and perimeter landscaping requirements.
3. The perimeter sidewalk next to Regena Avenue shall be located within the center of the perimeter landscaping adjacent to Regena Avenue.
4. EPDM resilient fall protection and benches shall be provided with the playground.

Public Works:

5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. 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.
7. 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. Goldfield St
 - b. Regena Ave
8. Regena Avenue shall be designed and constructed per the *City of North Las Vegas 60' Standard Street Section with Offset Sidewalk*.
 9. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
 10. The property owner is required to grant a roadway easement for commercial driveways.
 11. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope; a queuing analysis may be required.
 12. The size and number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and the *Clark County Area Uniform Standard Drawings*.
 13. 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.
 14. Appropriate mapping is required to combine the parcels. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval.

James Bohan, 5450 So. Fort Apache, Las Vegas, applicant, concurred with staff recommendations and requested approval.

Acting Chairman Ewing opened the public hearing. Acting Chairman Ewing closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Kraft

AYES: Acting Chairman Ewing, Commissioners Aston, Perkins, Joiner-Greene, Acevedo, and Kraft

NAYS: None

ABSTAIN: None

4. **UN-35-15 (51559) PLAZA BONITA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY FOREVER SIGNS, ON BEHALF OF JAIME MARTINEZ, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT, TO ALLOW A SECOND DIRECTORY SIGN, 280 SQUARE FEET IN AREA AND 37 FEET IN HEIGHT. THE PROPERTY IS LOCATED AT 2372 NORTH LAS VEGAS BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-13-313-001. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman advised the application was for a use permit to allow a second sign at the southeast corner of Las Vegas Boulevard and Belmont Street, located within the Plaza Bonita Shopping Center. The Center currently has one sign located on Las Vegas Boulevard. The proposed sign would be located on Belmont Street, and is a replica of that on Las Vegas Boulevard.

Staff did not believe the additional sign would create a negative impact and supported the proposed sign. Staff recommended approval subject to the condition listed.

The original condition per Staff Report dated June 10, 2015 is 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.

Sandra Garcia, 1031 Norman Avenue, Las Vegas, represented Plaza Bonita, and stated she believed the sign would help to increase the business in the area.

Acting Chairman Ewing opened the public hearing. Acting Chairman Ewing closed the public hearing.

Commissioner Perkins asked why an additional sign was needed since one already existed, and could be seen when driving on Belmont Street. Ms. Garcia responded additional construction in the area was planned in the future, and the sign on Las Vegas Boulevard would not be able to be seen.

ACTION: APPROVED; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL ACTION

MOTION: Commissioner Joiner-Greene

AYES: Acting Chairman Ewing, Commissioners Aston, Perkins, Joiner-Greene, Acevedo, and Kraft

NAYS: None

ABSTAIN: None

5. **UN-36-15 (51562) USA TOWING STORAGE YARD (PUBLIC HEARING). AN APPLICATION SUBMITTED BY HECTOR RAMIREZ, ON BEHALF OF CRENSHAW RENTALS TRUST, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT, TO ALLOW A VEHICLE IMPOUND YARD. THE PROPERTY IS LOCATED AT 2105 WEST GOWAN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-08-701-004. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

The site is approximately four acres and was occupied by a number of businesses who use it as outdoor storage. The applicant proposes to lease a 57 x 57 portion of the lot to use as overflow storage for a vehicle impound business that operates in the City of Las Vegas.

The site is not currently in compliance with the City's design standards or zoning code. It is not fully paved. The buildings were built before the design standards and are not in compliance. The applicant is not proposing to use the buildings. The majority of the landscaping along Gowan Road has died and should be replaced. The addition of the overflow outdoor storage is not going to create or change the impact the parcel would have on the neighboring properties. To bring the site into compliance, the applicant should provide the additional landscaping along Gowan Road. Staff believes the applicant should comply with his portion of the paving requirements. The paving should be from the front entry off Gowan Road and create a 24' drive aisle back to his leased area and pave the entire leased area. According to the City's code, vehicles must be parked on a paved surface. A vehicle impound yard requires operational and not junked vehicles; therefore, the area should be paved.

Staff recommended approval, subject to conditions listed, with the addition of Condition No. 3 which would state the overflow and drive aisle shall be paved in compliance with all applicable codes and ordinances. The existing conditions would remain.

The applicant was not present. Acting Chairman Ewing asked with the addition of Condition No. 3, was it necessary for the applicant to be present. Mr. Eastman advised it was not and that this condition was discussed with the applicant prior to and also when they filed.

Acting Chairman Ewing opened the public hearing.

Jeff Alpert, 3828 Fuselier Dr., North Las Vegas, asked if the public would be on the property to retrieve the vehicles. He stated he drove to this property this evening and it was adjacent to the salvage/restoration business. He agreed with the requirement to complete the paving. Mr. Alpert stated the landscaping would be in front of solid walls and was not relevant. Mr. Alpert wanted to know if the cars would be visible from the street. He said the City needed to look at the curb against the gutter, and was not level.

Acting Chairman Ewing closed the public hearing.

Commissioner Acevedo asked since the applicant was not present, how would they confirm acceptance of the conditions. Mr. Eastman stated the conditions of approval are placed on the applicant to ensure compliance with code and/or changes to the site to make it better for the public and surrounding neighborhood. The applicant's acceptance or refusal of the conditions does not change or affect the Planning Commission's ability to place the conditions on the applicant. If the applicant chooses not to comply with the conditions of approval, then he is forfeiting his ability to receiving his business license and open his business.

Attorney Rudd Sanchez added that the applicant has further due process in the event they have issues with conditions by way of appeal through City Council.

ACTION: DENIED; FAILED

MOTION 1: Commissioner Acevedo

AYES: Commissioner Acevedo

NAYS: Acting Chairman Ewing, Commissioners Aston, Perkins, Joiner-Greene, and Kraft

ABSTAIN: None

ACTION: APPROVED, AS AMENDED.

NEW CONDITION NO. 3 TO READ: THE OVERFLOW STORAGE AREA AND DRIVE AISLE SHALL BE PAVED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

EXISTING CONDITION NO. 3 AND 4 TO BE RENUMBERED.

MOTION 2: Commissioner Kraft

AYES: Acting Chairman Ewing, Commissioners Aston, Perkins, Joiner-Greene, and Kraft

NAYS: Commissioner Acevedo

ABSTAIN: None

- 6. UN-74-10 (51596) ARCO AM/PM FUEL CANOPY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY BOUQUET INC, PROPERTY OWNER, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT ALLOWING A CONVENIENCE STORE WITH GAS PUMPS IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, TO AMEND CONDITION FOUR (4) REVISING THE GAS STATION CANOPY ELEVATIONS. THE PROPERTY IS LOCATED AT 330 CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-22-401-012. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman stated the application was for a special use permit to amend Condition No. 4 of a previously approved use permit. Condition No. 4 relates to the proposed gas canopy which originally required a certain architectural design to match the primary building. Since the original approval, the applicant submitted building permits for the gas station and it no longer has the same architectural design; therefore, the requirements for a mansford roof do not meet the same architectural style of the original building. Title 17 design standards require all accessory structures take on same architectural designs as the primary building.

Staff recommended approval subject to conditions. The conditions listed are the original previously approved conditions, with the exception of the proposed amendment to Condition No. 4.

The original conditions per Staff Report dated June 10, 2015 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, including but not limited to all attached departmental memoranda.
2. The development of this site shall be in compliance with the Commercial Development Standards and Design Guidelines, with the exception of the following:
 - a. The convenience food store building is not required to be located at the front setback lines nearest to the intersection of Commerce Street and Centennial Parkway, and the gas pumps may be located between the building and Centennial Parkway, generally as shown on the submitted site plan.
3. The special use permit is site-specific and non-transferable.
4. The gas canopy shall be constructed to comply with all applicable codes and ordinances including the Commercial Design Standards and the Sign Regulations.
5. The gas canopy shall have recessed lighting.
6. A two-sided decorative screen wall, measuring between six (6.0) and eight (8.0) feet on the northern side, shall be provided between this site and the undeveloped parcel to the north, unless the parcel to the north is rezoned to a non-residential zoning district prior to approval of the Civil Improvement Plans for the subject site. If necessary, the wall may be required to be stepped in accordance with the requirements in the Zoning Ordinance.

7. All canvas-type awnings shall be Sunbrella material, or similar. No back-lit awnings are allowed.
8. All access to the roof shall be from within the building. Exterior roof ladders are prohibited.
9. A landscape berm or decorative screen wall shall be provided between the adjacent rights-of-way (Centennial Parkway and Commerce Street) and the on-site driving surface. In any area not wide enough for a landscape berm, a decorative screen wall shall be provided. The berm and/or wall shall measure three feet above the adjacent on-site paved surface. Openings in the berm or wall shall only be permitted to allow for pedestrian accessways from the sidewalk to the primary customer entrance.
10. The applicant shall record a cross-access easement between this site and the undeveloped portion to the west. The easement shall be recorded prior to the issuance of any construction-related permits for the subject site.
11. The canopy signage shall be permitted to have a maximum of 75% coverage on each elevation to include the colored stripes and logo only.

Public Works:

12. Documentation must be provided to the City Traffic Engineer that demonstrates the maneuvering of a WB-50 vehicle into and on-site. Modifications to the site plan may be required.
13. Commercial driveways, including throat depths, are to be designed and constructed in accordance with *Uniform Standard Drawings for Public Works= Construction Off-Site Improvements* Drawing Numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
14. The size and number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in the *City of North Las Vegas Municipal Code* section 17.24.130. Conformance may require modifications to the site.
15. Right-of-way dedication and construction of a flared intersection, including a right turn lane and dual left turn lanes, is required at Centennial Parkway and Commerce Street per the *Uniform Standard Drawings for Public Works= Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
16. Right-of-way dedication and construction of a CAT bus turn-out is required on Centennial Parkway near Commerce Street per the *Uniform Standard Drawings for Public Works= Construction Off-Site Improvements* Drawing Numbers 234.2

- and 234.3.
17. 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. Centennial Parkway
 - b. Commerce Street
 18. The developer is required to construct a raised median within Commerce Street . The median shall be constructed per *Uniform Standard Drawings for Public Works= Construction Off-Site Improvements* Drawing Numbers 218 and 219 AA@ type island curb.
 19. A minimum of five stacking/queuing spaces shall be provided for the drive thru and car wash and shall not intrude into any drive aisle.
 20. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
 21. Fiber optic conduit for traffic signal interconnect shall be installed along Centennial Parkway and Commerce Street.
 22. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
 23. 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.
 24. Approval of a drainage study is required prior to submittal of the civil improvement plans.
 25. 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.
 26. 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.
 27. Due to the existence of an underground flood control facility along the Centennial Parkway frontage of the site, no deep-rooted landscaping may be located within five feet of the outside walls of the facility. Additionally, no permanent structure or signage may be installed or placed over the facility.

28. A barrier must be provided between the developed and undeveloped portion of the site to deter driving or parking on vacant land.
29. The property owner is required to grant a roadway easement for commercial driveway(s).
30. The property owner is required to grant a 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.
31. A revocable encroachment permit for landscaping within the public right of way is required.
32. 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.
33. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
34. The property owner is required to sign a restrictive covenant for utilities.

Gulzar Kular, 955 Temple View Dr., Las Vegas, concurred with staff's recommended conditions.

Acting Chairman Ewing opened the public hearing. Acting Chairman Ewing closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Perkins

AYES: Acting Chairman Ewing, Commissioners Aston, Perkins, Joiner-Greene, Acevedo, and Kraft

NAYS: None

ABSTAIN: None

7. **UN-34-15 (51537) IGNITED PRAISE FELLOWSHIP (PUBLIC HEARING). AN APPLICATION SUBMITTED BY IGNITED PRAISE FELLOWSHIP, ON BEHALF OF LA FALEN CORPORATION, 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 3960 WEST CRAIG ROAD, SUITES 115C-117C. THE ASSESSOR'S PARCEL NUMBER IS 139-06-615-006. (FOR POSSIBLE ACTION)

This item was presented by Marc Jordan, Planning Manager.

The sanctuary will occupy two thirds of the floor plan, and the remainder will be offices, classrooms and restrooms. All services will be held on Sunday at 8:00 a.m. and 11:00 a.m., and bible studies every other week and on Wednesday evenings. Approximately 55 people attend the church. Parking requirements for a church of 55 are 14 parking spaces; however, requirements are based upon design capacity of the sanctuary and could be as high as 94 parking spaces.

Mr. Jordan stated when reviewing the approved site plan, 324 parking spaces were provided where 316 were required. Staff did not anticipate any parking issues, and recommended approval.

Perryetta Lacy, 7444 Darling Road, Las Vegas, appeared to answer questions.

Acting Chairman Ewing opened the public hearing. Acting Chairman Ewing closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Joiner-Greene

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

NAYS: None

ABSTAIN: None

8. **UN-37-15 (51565) OPERA HOUSE CASINO (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ESC DEVELOPMENT, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT, TO ALLOW AN EXPANSION AND RECONSTRUCTION OF A NON-RESTRICTED GAMING (CASINO) ESTABLISHMENT. THE PROPERTY IS LOCATED AT 2542 NORTH LAS VEGAS BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-13-410-035. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Mr. Jordan advised the applicant proposed and was in the process of removing the existing Opera House Casino, which was approximately 7,000 square feet. The new

building would be approximately 12,000 square feet and located more in the center of the site and toward the southern property line.

The proposed casino would operate in two aspects; a traditional Dotty's on one side and a Hispanic themed Dotty's on another side. Both will be approximately 6,000 square feet in size.

The applicant requested several waivers to the zoning ordinance. The applicant requested a waiver to the requirement that allows them to reconstruct a building whenever there is a more than 50% improvement or they cannot reconstruct. The applicant is proposing improvements that will amount to over 17 times the assessed value of the building, and is requesting a waiver of that requirement.

The applicant is also requesting waivers to allow a zero building setback along the southern property line where 20 feet is normally required.

Additionally, the applicant is requesting to allow four (4) foot parking lot setbacks next to the perimeter streets where 10 feet is normally required; and to allow the sidewalk to remain in place, when it is normally required to be located in the center of landscaping.

The applicant requests three (3) feet of foundational landscaping where six (6) feet is required; 62 parking spaces where 400 parking spaces are required, and to allow bright colors where earth tones or neutral colors are required for the building.

Mr. Jordan advised the applicant is requesting approval of the site plan that is before the Planning Commission with a couple of modifications.

Mr. Jordan advised the improvements the applicant proposed would lessen the degree of non-conformity on the site. Staff had no objections to any of the waivers.

Staff made recommendations to the applicant. One is to move the building further east by approximately eight (8) feet. This would allow them to provide a 15 foot, one way drive aisle on the north side, and to provide five (5) feet of landscaping in front of three (3) parking spaces, which would ensure cars do not enter into the parking spaces from the wrong direction, and help move the driveway along Pruitt Street further east; thereby being more compliant with the separation requirements from an intersection.

The applicant has submitted a revised site plan that shows this and has also submitted revised elevations, which were distributed to the Planning Commission during the pre-briefing.

Staff requested the existing turf along the rights-of-way be removed and replaced with draught tolerant landscaping, which have been built in as conditions of approval.

Staff recommended approval. This item must move forward to Redevelopment Agency for final consideration.

The original conditions per Staff Report dated June 10, 2015 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. Development of the subject site shall generally conform to the site plan and building elevations.
3. All one-way drive aisles shall have a minimum width of 15 feet.
4. Five (5) feet of landscaping shall be provided in front of parking spaces 41 through 43.
5. All existing turf shall be removed from the existing planter areas. Furthermore, all planter (perimeter, parking lot, and foundational) areas shall be landscaped in accordance with Title 17, to include the appropriate number of trees, and 50 percent ground coverage.

Public Works:

6. 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.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. NDOT concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
9. Approval of a traffic study may be required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
10. All new projects, including redevelopment projects, must comply with current A.D.A requirements for public access, as required of the City by the Department of Justice. Incidentally, the commercial driveways shall be constructed in accordance with Clark County Area Uniform Standard Drawing number 225 (or an ADA compliant alternative). Existing driveways not in compliance with the

current standards shall be removed and replaced with a driveway per the stated standard drawings, subject to review and approval by the City Traffic Engineer.

11. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code section 17.24.040 and Clark County Area Uniform Standard Drawing number 222.1.

George Garcia, 1055 Whitney Ranch Drive, Suite 210, stated it was a pleasure to appear regarding an item in the downtown area where redevelopment could take place and blight could be eliminated.

Mr. Garcia stated the entire site was designated as being within a Gaming Enterprise District, and would allow for non-restricted gaming.

Mr. Garcia stated demolition alone may advance the value of the property dramatically over what it previously was.

Mr. Garcia stated they were taking the challenges of a very narrow site and of a property that does not come close to meeting today's standards, and bringing it into more compliance. There is a substantial reinvestment -- 17 times the current value of the building and land together. They are making a dramatic change in terms of reinvesting into the neighborhood, which will help other property owners and businesses to reinvest into the area.

The new elevations were reviewed with staff, are attractive and would help to set the standard for projects to come. Landscaping was added where none existed. The trash enclosure that is facing residential is being moved and landscaping is being added around it which also provides buffering from residential. The driveway will be closed along Las Vegas Boulevard, which will help to improve the traffic flow.

Mr. Garcia advised they concur with staff's recommended conditions and the site plan presented tonight is compliant with the conditions that staff has indicated.

Acting Chairman Ewing opened the public hearing. Acting Chairman Ewing closed the public hearing.

Commissioner Perkins addressed the architectural relief on the south elevation and asked if it would be provided. Mr. Garcia reviewed the plan which reflected the addition of windows and awnings and added character to the face.

Acting Chairman Ewing asked if his client was concerned about the lack of parking. Mr. Garcia responded that parking and traffic studies had been completed for Dotty's throughout many years. They all reflect the same character and do not have typical traffic that one would see in a more conventional operation, because they do not have

entertainment and other amenities; therefore, they do not have the parking demand. Mr. Garcia stated there is probably more parking than what is needed at this location.

ACTION: APPROVED; ITEM FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL ACTION

MOTION: Commissioner Joiner-Greene

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

NAYS: None

ABSTAIN: None

9. **UN-38-15 (51567) CALLIBER COLLISION NLV (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CROSS DEVELOPMENT CC NORTH LAS VEGAS, LLC, ON BEHALF OF BLOCK DATA CENTER LAS VEGAS I, L.P. (KEVIN KEATING), 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 4527 LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-02-613-006. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

The applicant proposed automotive, body repair and paint services within this location. They are moving their existing building located at 2628 Lone Mountain Road to the subject site. They have approximately 28-30 employees. The building is approximately 53,000 square feet in size and has an attached storage yard that is already screened in which automobiles will be stored awaiting repair. All work will be performed inside. There are approximately 160 parking spaces within the parking lot that will meet their needs and is sufficient. In addition, the applicant indicated the Enterprise Rental Car will also have a location at this facility, which will provide services to their customer who are dropping vehicles off. Staff had no objections as an accessory use.

Some of the landscaping along Losee Road and Mendenhall Lane has died and not been replaced, and staff has requested they bring the landscaping back up to code compliance.

Staff has no objections and recommended approval.

The original conditions per Staff Report dated June 10, 2015 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. Perimeter landscaping next to Losee Road and Mendenhall Drive shall be enhanced with additional plant materials to provide 50 percent ground coverage. Decorative rock shall also be provided within the perimeter landscaping.

Justin Hiegel, 719 Marble Canyon Circle, Irving, TX, was an employee of Cross Development and represented Calliber Collision. Mr. Hiegel accepted staff's recommendations. This site would give them the ability to expand their facility and retain their customers. Mr. Hiegel stated they are an environmentally friendly company and used all water based paints.

Acting Chairman Ewing opened the public hearing. Acting Chairman Ewing closed the public hearing.

Commissioner Perkins asked if employees would be added. Mr. Hiegel advised they would open with existing employees, but anticipated they could be added in the future.

ACTION: APPROVED

MOTION: Commissioner Kraft

AYES: Acting Chairman Ewing, Commissioners Aston, Perkins, Joiner-Greene, Acevedo, and Kraft

NAYS: None

ABSTAIN: None

OLD BUSINESS

10. **AMP-01-15 (51321) HUANGHAI PROJECT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JAMES LIU ON BEHALF OF TSAI, MENG-CHUN AND MENG-WEI PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF HEAVY INDUSTRIAL TO MIXED USE EMPLOYMENT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF COMMERCE STREET AND CHEYENNE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-10-801-001. (FOR POSSIBLE ACTION) (CONTINUED MAY 13, 2015)**

Although this item was continued to July 8, 2015, Acting Chairman Ewing extended an invitation to those who completed Request to Speak cards to speak during the June 10, 2015 meeting.

Johnny Clark, 630 Sari Dr., Las Vegas, advised he would return in 30 days.

Jeff Alpert, 3828 Fuselier Dr., North Las Vegas, stated the project appeared to be massive, huge and expensive. Mr. Alpert stated there was an article regarding the project in today's Sun/Review Journal newspaper. He questioned whether a 30 day continuance would be sufficient given the size of the project. Mr. Alpert stated the public needed to hear more about it, and more publicity was needed.

ACTION: CONTINUED TO JULY 8, 2015

MOTION: Commissioner Perkins

AYES: Acting Chairman Ewing, Commissioners Aston, Perkins, Joiner-Greene, Acevedo, and Kraft

NAYS: None

ABSTAIN: None

11. **ZN-04-15 (51322) HUANGHAI PROJECT (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JAMES LIU ON BEHALF OF TSAI, MENG-CHUN AND MENG-WEI PROPERTY OWNERS, FOR A RECLASSIFICATION OF PROPERTY FROM THE CURRENT DESIGNATION OF M-2, GENERAL INDUSTRIAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF WAREHOUSES; COMMERCIAL RETAIL; BUSINESS / PROFESSIONAL OFFICES; AND ACCESSORY RESIDENTIAL DWELLING UNITS. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF COMMERCE STREET AND CHEYENNE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-10-801-001. (FOR POSSIBLE ACTION) (CONTINUED MAY 13, 2015)**

ACTION: CONTINUED TO JULY 8, 2015

MOTION: Commissioner Perkins

AYES: Acting Chairman Ewing, Commissioners Aston, Perkins, Joiner-Greene, Acevedo, and Kraft

NAYS: None

ABSTAIN: None

PUBLIC FORUM

Jeff Alpert, 3828 Fuselier Dr., North Las Vegas, spoke regarding Item No. 5, UN-36-15 and advised the motion was read as UN-36-14. It was discovered a typographical error existed on the Staff Report.

Mr. Alpert discussed holding neighborhood meetings pertaining to the Huanghai Project and Commissioner Perkins advised a meeting was held on June 2 at the Doolittle Center.

DIRECTOR'S BUSINESS

Director Blackburn advised re-appointment requests for Commissioners Ewing and Joiner-Greene were received. (*Note: the next step in this process is to move requests forward to City Council for final consideration*)

Director Blackburn advised voting for officers (Chairman and Vice-Chairman) would take place at the July 8, 2015 Planning Commission meeting.

Director Blackburn conveyed the City of North Las Vegas is a finalist on Project Robin.

Director Blackburn stated the Development Agreement for Tule Springs was approved by City Council.

CHAIRMAN'S BUSINESS

There was no business to report.

ADJOURNMENT

The meeting adjourned at 6:57 p.m.

APPROVED: July 8, 2015

/s/ Nelson Stone
Nelson Stone, Chairman

/s/ Julie Shields
Julie Shields, Recording Secretary