

**ACTION REPORT
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION**

October 10, 2012

BRIEFING

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

CALL TO ORDER

6:01 P.M., Council Chambers, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada

WELCOME

Chairman Steve Brown

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 September 12, 2012 (For possible action)

ACTION: APPROVED

MOTION: Vice-Chairman Aston
SECOND: Commissioner Perkins

AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, and Stone
NAYS: None
ABSTAIN: None

NEW BUSINESS

1. **UN-32-12 (45042) FLEXIBLE FOAM PRODUCTION FACILITY** (Public Hearing). An application submitted by Ohio Decorative Products Inc. on behalf of Golden Triangle Industrial Park, property owner, for a special use permit in an M-2, General Industrial District to allow the use of hazardous materials (Toluene Diisocyanate) in the manufacturing of polyurethane foam. The property is located at 2912 East La Madre Way. The Assessor's Parcel Number is 124-36-311-001. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;
FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

2. **SPR-04-12 (45043) FLEXIBLE FOAM PRODUCTION FACILITY** (Public Hearing). An application submitted by Ohio Decorative Products, Inc. on behalf of Golden Triangle Industrial Park LLC, property owner, for a major site plan review to allow the addition of approximately 91,000 square feet of manufacturing and warehouse area to an existing industrial development in an M-2, General Industrial District. The property is located at 2912 East La Madre Way. The Assessor's Parcel Number is 124-36-311-001. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

3. **UN-33-12 (45060) MAVERIK – CAREY** (Public Hearing). An Application submitted by Maverik Inc. on behalf of Denbeste Nevada Properties LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a convenience store with gas pumps. The property is located at the northwest corner of Losee Road and Carey Avenue. The Assessor's Parcel Numbers are 139-15-801-021 and 022. (For possible action)

ACTION: CONTINUED TO NOVEMBER 14, 2012

MOTION: Commissioner Perkins

SECOND: Vice-Chairman Aston

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

NAYS: None

ABSTAIN: None

4. **UN-34-12 (45091) WESTLAND CORPORATE CENTRE** (Public Hearing). An application submitted by Nancy C. Castillo on behalf of Westland Enterprises LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an "on-sale" establishment (beer and wine). The property is located at 4339 Corporate Centre Drive, Suite 100. The Assessor's Parcel Number is 139-01-703-006. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Aston

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

5. **UN-30-12 (44984) SILVERLEAF BUSINESS PARK** (Public Hearing). An application submitted by Cornerstone LV LLC, property owner, for a special use permit in a C-P, Professional Office Commercial District to allow a personal service establishment (beauty salon). The property is located at 5710 Simmons Street. The Assessor's Parcel Number is 124-29-801-007. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Aston

SECOND: Commissioner Joiner-Greene

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

NAYS: None

ABSTAIN: None

6. **UN-31-12 (45009) BETHESDA CHURCH OF GOD IN CHRIST** (Public Hearing). An application submitted by Bethesda Church of God in Christ, on behalf of HCP Properties LLC, property owner, for a special use permit in a PUD, Planned Unit Development District to allow a religious institution (church). The property is located at 3925 North Martin Luther King Boulevard. The Assessor's Parcel Number is 139-09-101-003. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Stone

SECOND: Vice-Chairman Aston

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

NAYS: None

ABSTAIN: None

OLD BUSINESS

7. **UN-24-11 (44870) SOMERSET ACADEMY** (Public Hearing). An application submitted by Somerset Academy on behalf of School Development Centennial, LLC, property owner, for an amendment to a previously approved special use permit (UN-24-11) in a C-2, General Commercial District to amend Condition #9 by revising the specific configuration and turf size of the play ground. The property is located at 385 Centennial Parkway. The Assessor's Parcel Number is 124-27-115-022. (For possible action) **(Continued August 8 and September 12, 2012)**

ACTION: CONTINUED TO NOVEMBER 14, 2012

MOTION: Commissioner Perkins

SECOND: Vice-Chairman Aston

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

NAYS: None

ABSTAIN: None

8. **VN-03-12 (44960) ELDORADO RCL NO. 25** (Public Hearing). An application submitted by Pardee Homes of Nevada, property owner, for variances in an O-L/DA, Open-Land/Development Agreement District to allow a ten (10) foot corner side yard setback where 15 feet is required, an 18-foot garage setback where 20 feet is required and a 12 foot front yard setback where 15 feet is required for all 145 proposed single-family residential lots. The property is located at the southeast corner of Gliding Eagle Road and Deer Springs Way. The Assessor's Parcel Number is 124-21-701-005. (For possible action) **(Continued September 12, 2012)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS TO INCLUDE CONDITION NOS. 4 AND 5

MOTION: Vice-Chairman Aston

SECOND: Commissioner Joiner-Greene

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

NAYS: Commissioner Stone

ABSTAIN: None

9. **T-1347 (44959) ELDORADO RCL NO. 25**. An application submitted by Pardee Homes of Nevada, property owner, for approval of a tentative map in an O-L/DA, Open-Land/Development Agreement District consisting of 145 single-family lots. The property is located at the southeast corner of Gliding Eagle Road and Deer Springs Way. The Assessor's Parcel Number is 124-21-701-005. (For possible action) **(Continued September 12, 2012)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 3 ADDED AND THE REMAINDER OF ITEMS RENUMBERED:

3. SETBACKS SHALL BE PERMITTED AND RECORDED WITH THE FINAL MAP AS APPROVED PER VN-03-12. ADDITIONALLY, THE "YELLOW LOTS" SHOWN ON EXHIBIT "A" PRESENTED ON OCTOBER 10, 2012, SHALL BE PERMITTED WITH AN 18-FOOT FRONT SETBACK TO THE GARAGE.

MOTION: Vice-Chairman Aston

SECOND: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Community Services and Development Director Frank Fiori introduced Johanna Murphy, Principal Planner and explained she had been working on the trails for the past five years.

Johanna Murphy invited Commissioners to attend the "Regional Open Space & Trails Summit 2012 – Creating a Community" being held on Thursday, October 18, 2012 at The Smith Center.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 7:28 p.m.