

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

November 14, 2012

**BRIEFING**

5:35 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

**WELCOME**

Chairman Steve Brown

**VERIFICATION**

Jo Ann Lawrence, Recording Secretary

**PLEDGE OF ALLEGIANCE**

Vice-Chairman Jay Aston

**PUBLIC FORUM**

There was no public participation.

### MINUTES

- Approval of Minutes for the Planning Commission Meeting of October 10, 2012  
(For possible action)

ACTION: APPROVED

MOTION: Commissioner Perkins

SECOND: Vice-Chairman Aston

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

NAYS: None

ABSTAIN: None

### NEW BUSINESS

1. **UN-36-12 (45204) C & K AUTO** (Public Hearing). An application submitted by C and K Automotive LLC on behalf of North Fifth Properties, property owner, for a use permit in an M-2, General Industrial District to allow vehicle sales. The property is located at 3660 North Fifth Street. The Assessor's Parcel Number is 139-11-201-003. (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, Stone and Acevedo

NAYS: None

ABSTAIN: None

2. **UN-37-12 (45218) UNITED RECYCLING LLC** (Public Hearing). An application submitted by United Recycling LLC on behalf of Railroad Valley Enterprises LLC, property owner, for a use permit in an M-2, General Industrial District, to allow an outdoor recycling center. The property is located at 3383 Losee Road. The Assessor's Parcel Numbers are 139-11-413-002 thru 005. (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, Stone and Acevedo

NAYS: None

ABSTAIN: None

3. **UN-38-12 (45232) PARAMOUNT FIBERS** (Public Hearing). An application submitted by Paramount Waste Management Inc. on behalf of Pannee McMackin, property owner, for a special use permit in an M-2, General Industrial District, to allow an outdoor recycling center. The property is located at 1208 Wagner Ave. The Assessor's Parcel Numbers are 139-11-303-002 and 003. (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, Stone and Acevedo

NAYS: None

ABSTAIN: None

4. **VN-04-12 (45162) CRAIG ROAD HOSPITALITY** (Public Hearing). An application submitted by Nevada Sign on behalf of DSC Management LLC, property owner, for a variance in an M-2, General Industrial District to allow a 56 foot tall sign where 45 feet is the maximum height allowed. The property is located west of Frehner Road and north of Craig Road. The Assessor's Parcel Number is 139-01-211-008. (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, Stone and Acevedo

NAYS: None

ABSTAIN: None

5. **ZOA-04-12 (45222) CRAIG & BRUCE** (Public Hearing). An application submitted by Deirdre Waitt, Blue Marble Development LLC to amend Title 17 (Zoning Ordinance) Table 17.16-10, Land Use Compatibility Table to allow residential development in the AE-70 Subzone of the Air Terminal Environs Overlay District, with 30 decibels of noise reduction; and providing for other matters properly related thereto. (For possible action)

ACTION: DENIED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Aston

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

6. **AMP-06-12 (45220) CRAIG & BRUCE** (Public Hearing). An application submitted by Deirdre Waitt, Blue Marble Development LLC on behalf of Comerica Bank, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Community Commercial to Multi-Family Residential. The property is located at the northwest corner and northeast corner of Craig Road and Bruce Street. The Assessor's Parcel Numbers are 139-02-215-001 and 139-02-612-001. (For possible action)

ACTION: DENIED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Aston

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

7. **ZN-08-12 (45236) CRAIG & BRUCE** (Public Hearing). An application submitted by Deirdre Waitt, Blue Marble Development LLC on behalf of Comerica Bank, property owner, for reclassification of property from PUD, Planned Unit Development District to an R-3, Multi-Family Residential District. The property is located at the northwest corner and northeast corner of Craig Road and Bruce Street. The Assessor's Parcel Numbers are 139-02-215-001 and 139-02-612-001. (For possible action)

ACTION: DENIED

MOTION: Vice-Chairman Aston

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

8. **VAC-05-12 (45199) IGLESIA DE DIOS OF NORTH LAS VEGAS** (Public Hearing). An application submitted by Iglesia De Dios of North Las Vegas, property owner, to vacate the utility easements on 2540 Belmont Street, 3024 Haddock Avenue and 3028 Haddock Avenue. The Assessor's Parcel Numbers are 139-13-810-001, and 002, 139-13-811-001, 139-13-811-004 and 005. (For possible action)

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

MOTION: Commissioner Perkins

SECOND: Commissioner Joiner-Greene

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

NAYS: None  
ABSTAIN: None

9. **AMP-07-12 (45229) TJX EXPANSION** (Public Hearing). An application submitted by TJX Companies on behalf of TML Mendenhall LP, property owner, for an amendment to the Comprehensive Plan, Streets and Highways, to remove a portion of La Madre Way commencing at Lamb Boulevard and proceeding west to the I-15 right-of-way and continuing northwest to Washburn Road. The Assessor's Parcel Numbers are 123-31-702-001 and 123-31-703-001. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

10. **VAC-06-12 (45230) TJX EXPANSION** (Public Hearing). An application submitted by TJX Companies on behalf of TML Mendenhall LP, property owner, to vacate portions of Lincoln Road and Smiley Road. The property is located west of Lamb Boulevard and south of Smiley Road. The Assessor's Parcel Numbers are 123-31-702-001 and 123-31-703-001. (For possible action)

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

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

11. **UN-26-08 (45106) MILLER HOTEL & CASINO** (Public Hearing). An application submitted by Milros Company Inc. on behalf of Miller Alon & Rosanna Family Trust, property owners, for an extension of time to a previously approved special use permit in a C-2, General Commercial District to allow two casino/hotels. The property is located at the northeast corner of the Centennial Parkway and Sloan Lane right-of-way alignments. The Assessor's Parcel Number is 123-22-301-001. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Aston  
SECOND: Commissioner Stone

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

12. **UN-27-08 (45107) MILLER HOTEL & CASINO** (Public Hearing). An application submitted by Milros Company Inc. on behalf of Miller Alon & Rosanna Family Trust, property owners, for an extension of time to a previously approved special use permit in a C-2, General Commercial District to allow 90-foot-high casino/hotels where 60 feet is the maximum height allowed. The property is located at the northeast corner of the Centennial Parkway and Sloan Lane right-of-way alignments. The Assessor's Parcel Number is 123-22-301-001. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

13. **UN-35-12 (45158) 7-ELEVEN CONVENIENCE STORE W/GAS** (Public Hearing). An application submitted by 7-Eleven Inc. on behalf of Deer Springs Crossing LP, property owner, for a special use permit in a C-2, General Commercial District to allow a convenience store with gas pumps. The property is located at the northeast corner of North Fifth Street and Rome Boulevard. The Assessor's Parcel Number is 124-23-316-06. (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, Stone and Acevedo  
NAYS: None  
ABSTAIN: None

14. **VAC-04-12 (45093) SOUTHERN TIRE MART @ CHEYENNE** (Public Hearing). An application submitted by Southern Tire Mart, LLC on behalf of Cohen 2006 Trust & Cohen Andrew Co-TRS, property owners, to vacate the slope easement on a property. The property is located south of Cheyenne Avenue and west of Losee Road. The Assessor's Parcel Number is 139-14-01-018. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Joiner-Greene

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

### **OLD BUSINESS**

15. **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, September 12, and October 10, 2012)**

ACTION: CONTINUED TO JANUARY 9, 2013

MOTION: Commissioner Perkins

SECOND: Vice-Chairman Aston

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

NAYS: None

ABSTAIN: None

16. **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) **Continued October 10, 2012)**

ACTION: CONTINUED INDEFINITELY

MOTION: Vice-Chairman Aston

SECOND: Commissioner Stone

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

NAYS: None

ABSTAIN: None

### **PUBLIC FORUM**

There was no public participation.

### **DIRECTOR'S BUSINESS**

Community Services and Development Director Frank Fiori wished everyone a Happy Thanksgiving.

### **CHAIRMAN'S BUSINESS**

There was no report given.

### **ADJOURNMENT**

The meeting adjourned at 7:50 p.m.