

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

January 9, 2013

BRIEFING

5:35 P.M., Caucus Room, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada

CALL TO ORDER

6:04 P.M., Council Chambers, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada

WELCOME

Commissioner Steve Brown

VERIFICATION

Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Nelson Stone

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of Minutes for the Planning Commission Meeting of December 12, 2012
(For possible action)

ACTION: APPROVED

MOTION: Commissioner Perkins
SECOND: Commissioner Acevedo

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

NEW BUSINESS

1. **UN-01-13 (45409) SIERRA TRUCK BODY AND EQUIP. INC.** (Public Hearing). An application submitted by Sierra Truck Body & Equipment Inc. on behalf of BPJ Real Estate LP, 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 3785 Losee Road. The Assessor's Parcel Number is 139-11-601-003. (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, Ewing, Stone and Acevedo
NAYS: None
ABSTAIN: None

2. **AMP-01-13 (45402) NORTH VILLAGE** (Public Hearing) An application submitted by Willis Springs LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Multi-Family Residential to Single Family Medium Residential. The property is located at the northwest corner of Commerce Street and Gowan Road. The Assessor's Parcel Number is 139-10-201-009. (For possible action)

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

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

3. **ZN-01-13 (45401) NORTH VILLAGE** (Public Hearing). An application submitted by Willis Springs LLC, property owner, for reclassification of property from an R-3 Multi-Family Residential District to a PUD/PID Planned Unit Development/Planned Infill Development District consisting of 88 single family dwellings. The property is located at the northwest corner of Commerce Street and Gowan Road. The Assessor's Parcel Number is 139-10-201-009. (For possible action)

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

MOTION: Commissioner Ewing

SECOND: Commissioner Stone

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

NAYS: None

ABSTAIN: None

4. **T-1348 (45404) NORTH VILLAGE**. An application submitted by Willis Springs LLC, property owner, for approval of a tentative map in an R-3, Multi-Family Residential District (proposed PUD/PID, Planned Unit Development/Planned Infill District) to allow 82 single family dwellings. The property is located at the northwest corner of Commerce Street and Gowan Road. The Assessor's Parcel Number is 139-10-201-009. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Stone

SECOND: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

5. **VAC-01-13 (45403) NORTH VILLAGE** (Public Hearing). An application submitted by Willis Springs LLC, property owner, to vacate a dedicated bus stop on the northerly side of Gowan Road commencing 238 feet west of Commerce Street and proceeding west approximately 204 feet. The Assessor's Parcel Number is 139-10-201-009. (For possible action)

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

MOTION: Commissioner Stone

SECOND: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

6. **SPR-01-13 (45388) TJX EXPANSION** (Public Hearing). An application submitted by TJX Companies on behalf of TML Mendenhall LP, property owner, for a Site Plan Review in an M-2, General Industrial District to allow a 408,360 square foot expansion to an existing warehouse distribution center. The property is located at the southwest corner of Lamb Boulevard and Smiley Road. The Assessor's Parcel Numbers are 123-31-702-001, 123-31-703-001, 123-31-801-002, 123-31-802-001 and 123-31-802-002. (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, Stone and Acevedo

NAYS: None

ABSTAIN: None

7. **T-1349 (45495) ELDORADO RCL 23.** An application submitted by G.C. Wallace Inc. on behalf of Pardee Homes, property owner, for approval of a tentative map in an OL/DA Open Land/Development Agreement District to allow 149 single family dwellings. The property is located south of Ann Road, approximately 575 feet east of Roaring Surf Drive. The Assessor's Parcel Numbers are 124-33-501-015 and 019, 124-33-513-002 thru 124-33-513-028, 124-33-513-031 and 032, 124-33-513-035 and 036, 124-33-513-039 and 040, 124-33-513-042 thru 124-33-513-044, 124-33-513-047 thru 124-33-513-053, 124-33-513-056, and 124-33-515-001 thru 124-33-515-047. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 6 AND NEW CONDITION NO. 5 ADDED TO READ:

5. SETBACKS SHALL BE PERMITTED AND RECORDED WITH THE FINAL MAP AS APPROVED PER VN-01-13. ADDITIONALLY, THE "BLUE LOTS" AS SHOWN ON EXHIBIT "A" PRESENTED ON JANUARY 9, 2013 SHALL BE PERMITTED WITH A 17 FOOT REAR YARD AND AN 18 FOOT FRONT SETBACK TO THE GARAGE.

REMAINDER OF CONDITIONS WILL BE RENUMBERED

MOTION: Commissioner Aston

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

8. **VAC-02-13 (45407) ELDORADO RCL 23** (Public Hearing). An application submitted by G.C. Wallace Inc. on behalf of Pardee Homes, property owner, to vacate various portions of Nature Loop Avenue, Miller Ridge Avenue, Juniper Draw Court, Arc Dome Avenue, Duck Hill Street, Emerald Basin Street, Tunnel Creek Court and Evans Canyon Court` in the Eldorado RCL 23 Development. The existing Eldorado RCL 23 subdivision is located south of Ann Road, approximately 575 feet east of Roaring Surf Drive. The Assessor's Parcel Numbers are 124-33-501-015 and 019, 124-33-513-002 thru 124-33-513-028, 124-33-513-031 and 032, 124-33-513-035 and 036, 124-33-513-039 and 040, 124-33-513-042 thru 124-33-513-044, 124-33-513-047 thru 124-33-513-053, 124-33-513-056, and 124-33-515-001 thru 124-33-515-047. (For possible action)

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

MOTION: Commissioner Stone

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

9. **VN-01-13 (45406) ELDORADO RCL 23** (Public Hearing). An application submitted by G.C Wallace Inc. on behalf of Pardee Homes, property owner, for variances in an O-L/DA, Open-Land/Development Agreement District to allow a 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 149 proposed single-family residential lots. The property is located south of Ann Road, approximately 575 feet east of Roaring Surf Drive. The Assessor's Parcel Numbers are 124-33-501-015 and 019, 124-33-513-002 thru 124-33-513-028, 124-33-513-031 and 032, 124-33-513-035 and 036, 124-33-513-039 and 040, 124-33-513-042 thru 124-33-513-044, 124-33-513-047 thru 124-33-513-053, 124-33-513-056, and 124-33-515-001 thru 124-33-515-047. (For possible action)

ACTION: APPROVED WITH ALL THREE VARIANCES AS REQUESTED
SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Ewing

SECOND: Commissioner Joiner-Greene

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

NAYS: None

ABSTAIN: None

OLD BUSINESS

10. **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, October 10, and November 14, 2012)**

ACTION: CONTINUED TO FEBRUARY 13, 2013

MOTION: Commissioner Perkins

SECOND: Commissioner Acevedo

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

There was no report given.

CHAIRMAN'S BUSINESS

Chairman Steve Brown asked Staff if there would be changes to Park Highlands now that the property had a new owner.

Community Services and Development Director Frank Fiori explained the new owner was working with the City on the Development Agreement.

ADJOURNMENT

The meeting adjourned at 6:52 p.m.