

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

February 13, 2013

BRIEFING

5:33 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

Commissioner Felix Acevedo

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of Minutes for the Planning Commission Meeting of January 9, 2013
(For possible action)

ACTION: APPROVED

MOTION: Commissioner Perkins
SECOND: Commissioner Acevedo

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

NEW BUSINESS

1. **AMP-02-13 (45541) MAVERIK INC.** (Public Hearing). An application submitted by Maverik Inc. on behalf of Shamoun Ghassan, Zora Zuhair and Sequoia Financial Solutions Inc. for an amendment to the Comprehensive Plan, land use element, to change the current designation of Employment to Neighborhood Commercial. The property is located at the northwest corner of Alexander Road and Martin Luther King Boulevard. The Assessor's Parcel Numbers are 139-04-410-007 thru 139-04-410-014. (For possible action)

ACTION: CONTINUED TO MARCH 13, 2013

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

2. **ZN-02-13 (45542) MAVERIK INC.** (Public Hearing). An application submitted by Maverik Inc. on behalf of Shamoun Ghassan, Zora Zuhair and Sequoia Financial Solutions Inc. for a reclassification of property from a PUD, Planned Unit Development District and C-P, Professional Office Commercial District to a C-1, Neighborhood Commercial District. The property is located at the northwest corner of Alexander Road and Martin Luther King Boulevard. The Assessor's Parcel Numbers are 139-04-410-007 thru 139-04-410-014. (For possible action)

ACTION: CONTINUED TO MARCH 13, 2013

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

3. **T-1350 (45545) MAVERIK INC.** An application submitted by Maverik Inc, on behalf of Shamoun Ghassan, Zora Zuhair and Squoia Financial Solutions Inc., property owner, for approval of a tentative map in a PUD, Planned Unit Development District and in a C-P Professional Office Commercial District (proposed C-1, Neighborhood Commercial District) to create a single lot commercial subdivision. The property is located at the northwest corner of Alexander Road and Martin Luther King Boulevard. The Assessor's Parcel Numbers are 139-04-410-009 thru 139-04-410-014. (For possible action)

ACTION: CONTINUED TO MARCH 13, 2013

MOTION: Vice-Chairman Aston

SECOND: Commissioner Acevedo

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

NAYS: None

ABSTAIN: None

4. **UN-06-13 (45544) MAVERIK INC.** (Public Hearing). An application submitted by Maverik Inc. on behalf of Shamoun Ghassan, Zora Zuhair and Sequoia Financial Solutions Inc., property owners, for a special use permit in a PUD, Planned Unit Development District and a C-P, Professional Office Commercial District (proposed C-1, Neighborhood Commercial District) to allow a convenience food store with gas pumps. The property is located at the northwest corner of Alexander Road and Martin Luther King Boulevard. The Assessor's Parcel Numbers are 139-04-410-009 thru 014. (For possible action)

ACTION: CONTINUED TO MARCH 13, 2013

MOTION: Vice-Chairman Aston

SECOND: Commissioner Acevedo

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

NAYS: None

ABSTAIN: None

5. **UN-02-13 (45479) IDEAL AUTO BODY LLC** (Public Hearing). An application submitted by Ideal Auto Body Inc. on behalf of Gerald Butler, 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 3843 East Craig Road, Suites 11 & 12. The Assessor's Parcel Number is 140-06-210-032. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Perkins

SECOND: Vice-Chairman Aston

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

NAYS: None

ABSTAIN: None

6. **VAC-03-13 (45547) GOLDFIELD I** (Public Hearing). An application submitted by William Lyon Homes, Inc., property owner, to vacate a portion of Rosada Way beginning at Goldfield Street and extending east approximately 313 feet. The Assessor's Parcel Numbers are 124-34-701-020 and 124-34-701-025. (For possible action)

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

MOTION: Vice-Chairman Aston

SECOND: Commissioner Joiner-Greene

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

NAYS: None

ABSTAIN: None

7. **VAC-04-13 (45548) BRUCE & WASHBURN** (Public Hearing). An application submitted by William Lyon Homes, Inc., property owner, to vacate a ten (10) foot wide public drainage easement. The drainage easement is located approximately 280 feet east of Bruce Street and approximately 154 feet south of Washburn Road. The Assessor's Parcel Numbers are 124-35-701-003 and 124-35-701-004. (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, Stone and Acevedo

NAYS: None

ABSTAIN: None

8. **UN-03-13 (45527) PYRITZ GROUP STORAGE** (Public Hearing). An application submitted by August Santore on behalf of FNBN Kapex, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow the storage of hazardous materials (pyrotechnics). The property is located at 13975 Grand Valley Parkway. The Assessor's Parcel Number is 103-16-010-009. (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, Ewing, Stone and Acevedo

NAYS: None

ABSTAIN: None

9. **UN-04-13 (45531) GOOD SAMARITAN CHURCH** (Public Hearing). An application submitted by Good Samaritan Church on behalf of Las Vegas Adventure LLC, 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 825 West Craig Road, Suite 102. The Assessor's Parcel Number is 139-04-713-011. (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

10. **UN-05-13 (45535) OPPORTUNITY VILLAGE** (Public Hearing). An application submitted by Opportunity Village on behalf of Omninet Craig LLC, property owner, for a special use permit in a PUD, Planned Unit Development District to allow a vocational training facility. The property is located at 4180 West Craig Road. The Assessor's Parcel Number is 139-06-613-003. (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, Ewing, Stone and Acevedo

NAYS: None

ABSTAIN: None

11. **T-1351 (45546) MAVERIK AT LOSEE & LONE MOUNTAIN.** An application submitted by Maverik, Inc., property owner, for approval of a tentative map in a C-1, Neighborhood Commercial District to create a single lot commercial subdivision. The property is located northeast corner of Losee Road and Lone Mountain Road. The Assessor's Parcel Number is 124-36-401-006. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 24 ADDED TO READ:

24. COMMERCIAL DRIVEWAYS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING* NUMBERS 222A, INCLUDING THROAT DEPTH. THE PROPOSED DRIVE AISLE IS NOT NECESSARY AND CAN BE REMOVED WITHOUT MODIFYING THE SITE LAYOUT.

MOTION: Vice-Chairman Aston

SECOND: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

12. **SPA-01-13 (45493) WATER DISPENSER.** An appeal submitted by Dapper Development on behalf of 2245 North Las Vegas Blvd. LLC to appeal the Director's interpretation that a proposed water vending kiosk is not in compliance with the commercial design standards. The property is generally located at the northwest corner of Las Vegas Boulevard and Hamilton Street. The Assessor's Parcel Number is 139-23-502-003. (For possible action)

ACTION: DENIED; DIRECTOR'S DETERMINATION UPHELD

MOTION: Vice-Chairman Aston

SECOND: Commissioner Ewing

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

NAYS: Commissioners Joiner-Greene and Acevedo

ABSTAIN: None

OLD BUSINESS

13. **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 and January 9, 2013)**

ACTION: CONTINUED TO APRIL 10, 2013

MOTION: Vice-Chairman Aston

SECOND: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

Scott Sauer, no address stated, spoke regarding the tough decision made by the Commission and commended them for their decision making.

DIRECTOR'S BUSINESS

Community Services and Development Director Frank Fiori spoke about future changes to Title 17.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 7:24 p.m.