

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

June 12, 2013

**BRIEFING**

5:30 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**

Vice-Chairman Jay Aston

**VERIFICATION**

Julie Shields, Recording Secretary

**PLEDGE OF ALLEGIANCE**

Vice-Chairman Jay Aston

**PUBLIC FORUM**

**Scott Sauer, North Las Vegas**, thanked those Planning Commissioners whose terms will expire June 30, 2013, for their service.

### MINUTES

- Approval of Minutes for the Planning Commission Meeting of May 8, 2013 (For possible action)

ACTION: APPROVED

MOTION: Commissioner Perkins

SECOND: Commissioner Stone

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

NAYS: None

ABSTAIN: None

### NEW BUSINESS

1. **AMP-04-13 (46077) KB @ CENTENNIAL SPRINGS** (Public Hearing). An application submitted by KB Home on behalf of Centennial 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 Centennial Parkway and Valley Drive. The Assessor's Parcel Number is 124-30-101-007. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Stone

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

2. **ZN-04-13 (46078) KB @ CENTENNIAL SPRINGS** (Public Hearing). An application submitted by KB Home on behalf of Centennial Springs LLC, property owner, for reclassification of property from the PUD, Planned Unit Development District to the R-2, Single-Family Medium Density District. The property is located at the northwest corner Centennial Parkway and Valley Drive. The Assessor's Parcel Number is 124-30-101-007. (For possible action)

**ACTION:** APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

**MOTION:** Commissioner Stone

**SECOND:** Commissioner Ewing

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

**NAYS:** None

**ABSTAIN:** None

3. **WAV-02-13 (46080) KB @ CENTENNIAL SPRINGS**. An application submitted by KB Home on behalf of Centennial Springs LLC, property owner, for a waiver in a proposed R-2, Single-Family Medium Density Residential District to allow a waiver from Title 16 requiring sidewalks on both sides of a private street. The property is located at the northwest corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Number is 124-30-101-007. (For possible action)

**ACTION:** APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

**MOTION:** Commissioner Stone

**SECOND:** Commissioner Ewing

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

**NAYS:** Commissioners Perkins and Acevedo

**ABSTAIN:** None

4. **T-1353 (46079) KB @ CENTENNIAL SPRINGS.** An application submitted by KB Home on behalf of Centennial Springs LLC, property owner, for approval of a tentative map in a PUD Planned Unit Development District (proposed R-2, Single-Family Medium Density Residential District) to allow 127 single family dwellings. The property is located at the northwest corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Number is 124-30-101-007. (For possible action)

ACTION: DENIED

MOTION: Commissioner Stone

SECOND: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

5. **UN-13-13 (46081) WORKSHOP/GARAGE (Public Hearing).** An application submitted by Douglas Bueltel and Stephen Bueltel, on behalf of Douglas Bueltel, property owner, for a special use permit in an R-E, Ranch Estates District to allow a 1,710 square foot detached workshop/garage. The property is located at 4709 Overlook Ranch Street. The Assessor's Parcel Number is 139-05-114-015. (For possible action)

**Sandy Stone, 3604 Chaps Ranch Avenue, North Las Vegas**, is a seven year resident who stated she did not support this item. Mrs. Stone conveyed the property use was not consistent with the master plan. The proposed, detached workshop/garage was too large for the neighborhood, and the structure would be dominant. She expressed concern that if this item was approved, this action would set a precedent, and that other residents may request a similar set-up. Mrs. Stone advised no neighborhood meetings had been held regarding this item.

**Merle Kelly, 3608 Chaps Ranch Avenue, North Las Vegas**, is a seven year resident who stated she did not support this item. Her home was purchased in this area because of spaciousness. She opposed the size of the workshop. Ms. Kelly requested dimensions be provided for the workshop/garage. Ms. Kelly stated if approved, she would be looking at 12 garage doors and it [neighborhood] would look commercial.

**ACTION:** CONTINUED TO JULY 10, 2013

**MOTION:** Commissioner Ewing

**SECOND:** Commissioner Acevedo

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

**NAYS:** None

**ABSTAIN:** Commissioner Stone

6. **UN-14-13 (46082) FUSA INC.** (Public Hearing). An application submitted by FUSA Inc. on behalf of Isaactos LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a vehicle sales facility. The property is located at 2266 Losee Road. The Assessor's Parcel Numbers are 139-22-510-005 thru 008. (For possible action)

**ACTION:** APPROVED

**MOTION:** Commissioner Stone

**SECOND:** Commissioner Acevedo

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

**NAYS:** None

**ABSTAIN:** None

7. **UN-18-13 (46094) ALL CITY AUTO SPA AT CHEYENNE** (Public Hearing). An application submitted by Sarkis Furnchyan, on behalf of Djanibekyan Armen & Avetisyan Hasmik, property owners, for a special use permit in a C-2, General Commercial District to allow a vehicle washing facility. The property is located at 2436 E Cheyenne Avenue. The Assessor's Parcel Numbers are 139-11-813-010, 011 and 012. (For possible action)

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS TO AMEND CONDITION NO. 5 AND DELETE CONDITION NO. 6; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

CONDITION NO. 5 AMENDED TO READ:

DIRECT ACCESS TO CHEYENNE AVENUE SHALL NOT BE ALLOWED. A WROUGHT IRON FENCE SHALL BE PERMANENTLY INSTALLED AT THE EXISTING DRIVEWAY AT CHEYENNE AVENUE. IF THE FENCE IS EVER REMOVED FOR ANY REASON, THE DEVELOPER SHALL REMOVE THE EXISTING DRIVEWAY AND REPLACE IT WITH CURB,

**GUTTER AND SIDEWALK, PER CLARK COUNTY AREA UNIFORM  
STANDARD DRAWINGS NUMBERS 216 AND 234.**

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

8. **VN-02-13 (46096) ALL CITY AUTO SPA AT CHEYENNE** (Public Hearing). An application submitted by Sarkis Furnchyan on behalf of Djanibekyan Armen & Avetisyan Hasmik, property owners, for a variance in a C-2, General Commercial District to allow an 11-foot building setback where 20 feet is required for an existing hand carwash and zero setback where 10 feet is required for a parking lot. The property is located at 2436 E Cheyenne Avenue. The Assessor's Parcel Numbers are 139-11-813-010, 011 and 012. (For possible action)

**ACTION:** APPROVED; FORWARDED TO REDEVELOPMENT AGENCY FOR  
FINAL CONSIDERATION

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

9. **UN-15-13 (46088) AA ACTION TOWING INC.** (Public Hearing). An application submitted by AA Action Towing on behalf of Cougar, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile impound yard. The property is located at 2511 Kiel Way. The Assessor's Parcel Number is 139-15-801-014. (For possible action)

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;  
CONDITION NOS. 7 & 8 AMENDED TO READ:

CONDITION NO. 7 AMENDED TO READ:

APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO  
SUBMITTAL OF CIVIL IMPROVEMENT PLANS, OR AS OTHERWISE  
APPROVED BY PUBLIC WORKS.

CONDITION NO. 8 AMENDED TO READ:

APPROVAL OF TRAFFIC IMPACT STUDY OR WAIVER IS REQUIRED  
PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.

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

10. **UN-16-13 (46090) UNEV TERMINAL EXPANSION** (Public Hearing). An application submitted by Rick Partain, on behalf of UNEV Pipeline LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an expansion to an existing hazardous materials storage, to allow an additional 110,000 barrels of unleaded gasoline and 30,000 barrels of ethanol. The property is located at 13420 Grand Valley Parkway. The Assessor's Parcel Number is 103-15-000-005. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL  
CONSIDERATION

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

11. **UN-17-13 (46095) PELON AUTO SALES** (Public Hearing). An application submitted by Martin Lopez, on behalf of 3853 LLC, Gerald Butler, property owner, for a special use permit in an M-2, General Industrial District to allow a vehicle sales facility. The property is located at 3873 East Craig Road, Suite 10. The Assessor's Parcel Number is 140-06-210-032. (For possible action)

**ACTION:** APPROVED

**MOTION:** Commissioner Perkins

**SECOND:** Commissioner Acevedo

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

**NAYS:** None

**ABSTAIN:** None

12. **UN-44-06 (45906) ALEXANDER RD. & MLK BLVD.** (Public Hearing). An application submitted by Ghassan Shamoun on behalf of Zuhain Zora and Ghassan Shamoun, property owners, for an extension of time to a previously approved special use permit in a PUD, Planned Unit Development 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 139-04-410-007 thru 139-04-410-013. (For possible action)

**ACTION:** CONTINUED TO JULY 10, 2013

**MOTION:** Commissioner Perkins

**SECOND:** Commissioner Ewing

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

**NAYS:** None

**ABSTAIN:** None

13. **ZN-05-13 (46087) HAMMER/LAWRENCE** (Public Hearing). An application submitted by Denuo LLC, on behalf of Terra Santa Ltd and Dakota Tech LLC, property owners, for reclassification of property from an R-E, Ranch Estates District to an R-1, Single Family Low Density District. The property is located approximately 132 feet south of Hammer Lane and west of Lawrence Street. The Assessor's Parcel Numbers are 124-35-601-003 and 006. (For possible action)

**ACTION:** APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

14. **T-1354 (46089) HAMMER/LAWRENCE**. An application submitted by Denuo LLC, on behalf of Terra Santa LTD and Dakota Tech LLC, property owners, for approval of a tentative map in an R-E Ranch Estate District (proposed R-1, Single-Family Low Density District) to allow 20 single family dwellings. The property is located approximately 132 feet south of Hammer Lane and west of Lawrence Street. The Assessor's Parcel Numbers are 124-35-601-003 and 006. (For possible action)

**ACTION:** APPROVED

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

15. **ZN-06-13 (46092) REGENA & GOLDFIELD, LLC** (Public Hearing). An application submitted by Regena & Goldfield LLC, property owner, for reclassification of property from the R-2, Single-Family Medium Density District to an R-3, Multi-Family Residential District. The property is located at the southeast corner of Regena Avenue and Goldfield Street. The Assessor's Parcel Number is 124-27-504-001. (For possible action)

**ACTION:** APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

**MOTION:** Commissioner Perkins

**SECOND:** Commissioner Ewing

**AYES:** Commissioners Perkins, Joiner-Greene, Ewing, Stone and Acevedo

**NAYS:** None

**ABSTAIN:** Vice-Chairman Aston

16. **SPR-03-13 (46093) REGENA & GOLDFIELD, LLC** (Public Hearing). An application submitted by Regena & Goldfield LLC, property owner, for a major site plan review in an R-2, Single-Family Medium Density District (proposed change to an R-3, Multi-Family Residential District) to allow 96 units of multifamily residential development. The property is located at the southeast corner of Regena Avenue and Goldfield Street. The Assessor's Parcel Number is 124-27-504-001. (For possible action)

**ACTION:** CONTINUED INDEFINITELY, AT THE REQUEST OF THE APPLICANT

### **PUBLIC FORUM**

There was no public participation.

### **DIRECTOR'S BUSINESS**

Director Fiori thanked Chairman Brown, Vice-Chairman Aston and Commissioner Perkins for their service, and advised appointments/reappointments to the Planning Commission may be made at the July 3, 2013 City Council meeting.

In addition, a resolution may be presented to Council to address the issue of allowing those whose terms will be expiring to remain until such time replacements could be made.

Director Fiori advised City staff would contact them regarding possible reappointment.

**CHAIRMAN'S BUSINESS**

Vice-Chairman Aston thanked staff for their assistance throughout his term, and acknowledged the Commission for their support and service.

**ADJOURNMENT**

The meeting adjourned at 8:20 p.m.