

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

July 10, 2013

BRIEFING

5:30 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

Acting Chairwoman Laura Perkins

VERIFICATION

Julie Shields, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Nelson Stone

ELECTION OF PLANNING COMMISSION OFFICERS

ACTION: CHAIRWOMAN LAURA PERKINS
VICE-CHAIRMAN NELSON STONE

MOTION: Commissioner Ewing

SECOND: Commissioner Acevedo

AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioners Ewing and
Acevedo

NAYS: Commissioner Joiner-Greene

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of Minutes for the Planning Commission Meeting of June 12, 2013 (For possible action)

ACTION: APPROVED

MOTION: Vice-Chairman Stone

SECOND: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **UN-19-13 (46149) UNITED AUTO SALES, LLC** (Public Hearing). An application submitted by United Auto Sales LLC on behalf of BRI Cheyenne Storage 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 2222 West Cheyenne Avenue. The Assessor's Parcel Number is 139-08-803-009. (For possible action)

ACTION: CONTINUED TO AUGUST 14, 2013

Ms. Faye Knight, 3319 Coleman St., North Las Vegas, appeared to discuss the above item; however, since Staff continued this item to August 14, 2013, she will return at that time.

2. **UN-21-13 (46245) ALL JAPANESE AUTO PARTS STORAGE** (Public Hearing). An application submitted by Nevada Landscape Corp. on behalf of L & J LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a salvage yard center. The property is located at 5825 North Lamont Street. The Assessor's Parcel Number is 123-29-701-006. (For possible action)

ACTION: CONTINUED TO AUGUST 14, 2013

3. **UN-20-13 (46237) GREAT AMERICAN AUTO SALES** (Public Hearing). An application submitted by Fadl A. Darwiche on behalf of Rio Plaza Auto LLC c/o Great American Capital, property owner, for a special use permit in a PUD, Planned Unit Development District to allow a vehicle sales facility. The property is located at 5128 Camino Al Norte, Suite #100. The Assessor's Parcel Number is 124-34-301-007. (For possible action)

ACTION: CONTINUED TO AUGUST 14, 2013

4. **UN-23-13 (46252) LAS VEGAS SPEED & MOTOR SPORTS** (Public Hearing). An application submitted by Las Vegas Speed & Motor Sports, LLC, 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 3500 John Peter Lee Street. The Assessor's Parcel Number is 139-10-310-010. (For possible action)

ACTION: CONTINUED TO AUGUST 14, 2013

5. **UN-24-13 (46253) LAS VEGAS SPEED & MOTOR SPORTS** (Public Hearing). An application submitted by Las Vegas Speed & Motor Sports, 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 3500 John Peter Lee Street. The Assessor's Parcel Number is 139-10-310-010. (For possible action)

ACTION: CONTINUED TO AUGUST 14, 2013

6. **SPR-04-13 (46243) PROJECT BOW** (Public Hearing). An application submitted by United Construction Company on behalf of Meldrum Family Trust, property owner, for a major site plan review to allow approximately 714,500 square feet of non residential floor area (warehouse/distribution center) in an M-2, General Industrial District. The property is located at the southwest corner of Lone Mountain Road and Statz Street. The Assessor's Parcel Numbers are 139-01-101-007,015 and 017. (For possible action)

ACTION: WITHDRAWN

7. **UN-22-13 (46250) NO GREATER LOVE** (Public Hearing). An application submitted by No Greater Love Worship Center on behalf of Kirwen Properties LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a religious institution (church). The property is located at 3355 West Craig Road. The Assessor's Parcel Number is 139-05-316-014. (For possible action)

ACTION: CONTINUED TO AUGUST 14, 2013

8. **UN-24-11 (46223) SOMMERSET CENTENNIAL 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 in a C-2, General Commercial District. The property is located at 385 West Centennial Parkway. The Assessor's Parcel Number is 124-27-115-022. (For possible action)

ACTION: CONTINUED TO AUGUST 14, 2013

OLD BUSINESS

9. **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) **(Continued June 12, 2013)**

ACTION: APPROVED

MOTION: Vice-Chairman Stone

SECOND: Commissioner Ewing

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

NAYS: None

ABSTAIN: None

10. **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) **(Continued June 12, 2013)**

Vice-Chairman Stone abstained, and exited Council Chambers because a family member has a strong opinion regarding this request.

Sandy Stone, 3604 Chaps Ranch Avenue, North Las Vegas, stated to date, no neighborhood meeting had taken place, and she requested this item be denied.

Merle Kelly, 3608 Chaps Ranch Avenue, North Las Vegas, opposed this item; however, she did not oppose a single-bay RV garage. She stated there would be three homes with 12 garage doors facing the street. Ms. Kelly presented the Planning Commission with a petition signed by some residents in the neighborhood.

Lloyd Briner, 4717 Overlook Ranch St., North Las Vegas, approved of this request. He stated the design of the workshop/garage would complement the home and as a result, could improve the property value.

Randall Dawdy, 3609 Cowboy Ranch Avenue, North Las Vegas, approved of this request, and also stated the value of neighborhood could be retained and might also increase.

The applicant, Stephen Bueltel, and Mr. Francisco Aberra, were present to respond to questions from the Commission and the public.

ACTION: APPROVED

MOTION: Commissioner Ewing

SECOND: Commissioner Joiner-Greene

AYES: Chairwoman Perkins, Commissioners Joiner-Greene, Ewing, and Acevedo

NAYS: None

ABSTAIN: Vice-Chairman Stone

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Director Fiori congratulated Chairwoman Perkins on her re-appointment to the Board by Councilwoman Wood.

In addition, Director Fiori congratulated newly elected Planning Commission officers Chairwoman Perkins and Vice-Chairman Stone.

CHAIRMAN'S BUSINESS

ADJOURNMENT

The meeting adjourned at 6:45 p.m.