

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

August 14, 2013

BRIEFING

5:30 P.M., Caucus Room, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada

CALL TO ORDER

6:00 P.M., Council Chambers, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada

WELCOME

Chairwoman Laura Perkins

VERIFICATION

Julie Shields, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Jay Aston

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of Minutes for the Planning Commission Meeting of July 10, 2013 (For possible action)

ACTION: APPROVED

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

NEW BUSINESS

1. **AMP-05-13 (46487) SOMERSET ACADEMY LOSEE** (Public Hearing). An application submitted by Academica Nevada on behalf of Bank of Nevada, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Heavy Industrial to Public/Semi-Public. The property is located on the east side of Losee Road and approximately 485 feet south of Lone Mountain Road. The Assessor's Parcel Number is 139-01-101-014. (For possible action)

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

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

2. **ZN-08-13 (46489) SOMERSET ACADEMY LOSEE** (Public Hearing). An application submitted by Academica Nevada on behalf of Bank of Nevada, property owner, for reclassification of property from the current designation of M-2, General Industrial District to PSP, Public/Semi-Public District. The property is located on the east side of Losee Road, approximately 485 feet south of Lone Mountain Road. The Assessor's Parcel Number is 139-01-101-014. (For possible action)

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

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

3. **SPR-05-13 (46483) SOMERSET ACADEMY LOSEE** (Public Hearing). An application submitted by Academica Nevada on behalf of Bank of Nevada, property owner, for a Major Site Plan review in an M-2, General Industrial District, (proposed property reclassification to PSP, Public/Semi-Public District) for the development of a new school, K-12. The property is located on the east side of Losee Road, approximately 485 feet south of Lone Mountain Road. The Assessor's Parcel Number is 139-01-101-014. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATIONS IN THE MEMORANDUM DATED AUGUST 14, 2013, WITH THE FOLLOWING CHANGES: DELETE CONDITION NOS. 8, 9, 10. ADD NEW CONDITION NO. 8: "THE APPLICANT SHALL COMPLY WITH ALL CONDITIONS OF APPROVAL FOR THE ACCOMPANYING APPLICATION FOR A SPECIAL USE PERMIT, UN-28-13"; AND RENUMBER CONDITIONS ACCORDINGLY

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

4. **UN-28-13 (46482) SOMERSET ACADEMY LOSEE** (Public Hearing). An application submitted by Academic Nevada on behalf of Bank of Nevada, property owner, for a special use permit in an M-2, General Industrial District, (proposed property reclassification to PSP, Public/Semi-Public District) to allow a school. The property is located on the east side of Losee Road, approximately 485 feet south of Lone Mountain Road. The Assessor's Parcel Number is 139-01-101-014. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATIONS IN THE MEMORANDUM DATED AUGUST 14, 2013; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

5. **UN-25-13 (46395) DETACHED ACCESSORY BUILDING** (Public Hearing). An application submitted by Lloyd Briner, property owner, for a special use permit in an R-E, Ranch Estate District to allow a 2,217 square foot detached garage/pool cabana. The property is located at 4717 Overlook Ranch. The Assessor's Parcel Number is 139-05-114-013. (For possible action)

Vice-Chairman Stone abstained due to family member present who would be speaking on this item, and exited Council Chambers.

Merle Kelly, 3608 Chaps Ranch Avenue, North Las Vegas, spoke in opposition to this item, due to the size of the proposed building. Ms. Kelly requested the item be continued because of a discrepancy in the square footage published in the agenda and public hearing notice. In addition, Ms. Kelly requested a continuance due to pending appeal filed on UN-13-13, which was before City Council.

Sandy Stone, 3604 Chaps Ranch Avenue, North Las Vegas, spoke in opposition to this item. Ms. Stone requested a continuance on this item until City Council made a decision on the appeal filed on UN-13-13.

Stewart Freshwater, 4716 Estate Ranch Street, North Las Vegas, spoke in opposition to this item. Mr. Freshwater requested a continuance on this item until City Council made a decision on the appeal filed on UN-13-13.

Lloyd Briner, 4717 Overlook Ranch Street, North Las Vegas, applicant, appeared before the Planning Commission to address any questions or concerns.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATIONS

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

6. **UN-26-13 (46470) ACTION FLEET REPAIR, LLC** (Public Hearing). An application submitted by Action Fleet Repair, LLC, on behalf of Stars & Stripes Heliplex 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 574 East Cheyenne Avenue, Building "B". The Assessor's Parcel Number is 139-11-401-007. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATIONS

MOTION: Commissioner Aston

SECOND: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

7. **UN-29-13 (46490) TIMBERS AT ANN & SIMMONS** (Public Hearing). An application submitted S & A Ventures, Inc. on behalf of 2010-1 CRE NV-Retail, LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District, to allow an "on-sale" (Restricted Gaming) establishment. The property is located at 2696 West Ann Road. The Assessor's Parcel Number is 124-29-811-002. (For possible action)

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

MOTION: Commissioner Ewing

SECOND: Commissioner Joiner-Greene

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

NAYS: None

ABSTAIN: None

8. **UN-36-03 (46349) COAST HOTEL & CASINO** (Public Hearing). An application submitted by Coast Hotel & Casinos, Inc., property owner, for an extension of time for a previously approved special use permit in a C-2, General Commercial District, to allow a hotel and 80,000 square foot casino, with a height of 190 feet. The property is located at the southwest corner of Centennial Parkway and Lamb Boulevard (4205 East Centennial Parkway). The Assessor's Parcel Number is 123-20-501-008. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATIONS

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

9. **SPR-04-10 (46352) MILLER SUBSTATION EXPANSION.** An application submitted by NV Energy, property owner, for an extension of time for a previously approved site plan review in a C-1, Neighborhood Commercial District to allow the expansion of an existing substation and a waiver of landscaping requirements along the north side of the site. The property is located at the northwest corner of Commerce Street and Carey Avenue. The Assessor's Parcel Number is 139-15-401-013. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATIONS

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

OLD BUSINESS

10. **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. **(Continued July 10, 2013)** (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATIONS

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

11. **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. **(Continued July 10, 2013)** (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATIONS

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

12. **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. **(Continued July 10, 2013)** (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATIONS

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

13. **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. **(Continued July 10, 2013)** (For possible action)

Andrew and Betty Jackson, 5846 Rose Sage Street, North Las Vegas, applicant, appeared before the Planning Commission to address any questions or concerns.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATIONS

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

14. **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. **(Continued July 10, 2013)** (For possible action)

Scott Sauer, 6330 Orions Tool Street, North Las Vegas, NV 89031, spoke in support of this item. Mr. Sauer discussed the proposed chain link fence and advised the current property had wrought iron.

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

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

15. **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. **(Continued July 10, 2013)** (For possible action)

Chuck Shubnell, 3500 John Peter Lee, North Las Vegas, applicant, appeared before the Planning Commission to address any questions or concerns.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATIONS

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

16. **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. **(Continued July 10, 2013)** (For possible action)

Chuck Shubnell, 3500 John Peter Lee, North Las Vegas, applicant, appeared before the Planning Commission to address any questions or concerns.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATIONS

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

17. **AMP-08-08 (35792) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Master Plan of Streets and Highways to increase Severence Lane between Losee Road and Statz Street from a 60-foot right-of-way to an 80-foot right-of-way. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012)** (For possible action)

ACTION: CONTINUED TO AUGUST 13, 2014, AT THE REQUEST OF THE APPLICANT

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

18. **VAC-07-08 (35796) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, to vacate Elkhorn Road between Losee Road and Statz Street; and to vacate Berg Street between Severence Lane and Elkhorn Road. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012)** (For possible action)

ACTION: CONTINUED TO AUGUST 13, 2014, AT THE REQUEST OF THE APPLICANT

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

19. **AMP-07-08 (35791) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Mixed-Use Neighborhood to Resort Commercial. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012)** (For possible action)

ACTION: CONTINUED TO AUGUST 13, 2014, AT THE REQUEST OF THE APPLICANT

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

20. **ZN-20-08 (35795) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a reclassification of property from an R-E, Ranch Estates District to a PUD, Planned Unit Development District consisting of a casino/hotel. This property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012)** (For possible action)

ACTION: CONTINUED TO AUGUST 13, 2014, AT THE REQUEST OF THE APPLICANT

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

21. **GED-03-08 (35793) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a petition to establish a Gaming Enterprise District. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012)** (For possible action)

ACTION: CONTINUED TO AUGUST 13, 2014, AT THE REQUEST OF THE APPLICANT

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

22. **UN-64-08 (35794) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a special use permit in an R-E, Ranch Estates District (proposed PUD, Planned Unit Development District) to allow a casino/hotel. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012)** (For possible action)

ACTION: CONTINUED TO AUGUST 13, 2014, AT THE REQUEST OF THE APPLICANT

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

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Director Fiori congratulated Commissioner Aston on his re-appointment, and Commissioner Kraft on this appointment.

CHAIRMAN'S BUSINESS

Mayor Lee appeared before the Commission to thank them for their service and to extend an invitation to meet with him at any time.

Discussion was held regarding the exploring the possibility of a joint meeting between City Council and the Planning Commission to discuss the City's direction, as well as to review the existing process for items brought before the Planning Commission, and to the City Council.

ADJOURNMENT

The meeting adjourned at 7:45 p.m.