

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

September 11, 2013

**BRIEFING**

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

**CALL TO ORDER**

6:07 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 Sylvia Joiner-Greene

**PUBLIC FORUM**

There was no public participation.

**PRESENTATION**

- Presentation of service award to outgoing Planning Commissioner Steven A. Brown

**ACTION: CONTINUED TO OCTOBER 9, 2013**

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

### MINUTES

- Approval of Minutes for the Planning Commission Meeting of August 14, 2013  
(For possible action)

ACTION: APPROVED

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

City Attorney Douglass-Morgan advised the Planning Commission that a revote was necessary since Commissioner Acevedo was not present at the August 14, 2013 Planning Commission meeting.

ACTION: APPROVED

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

### NEW BUSINESS

1. **ZN-43-05 (46691) NORTH RANCH (Public Hearing).** An application submitted by Woodside Homes on behalf of AGRW-North Ranch LLC, property owner, for an amendment to a previously approved PUD, Planned Unit Development to allow 274 single family dwellings. The property is located at the northwest corner of Dorrell Lane and North 5<sup>th</sup> Street. The Assessor's Parcel Numbers are 124-22-511-001 thru 133 and 124-22-512-001 thru 312. (For possible action)

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;  
FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION WITH  
THE FOLLOWING AMENDED CONDITIONS:

**CONDITION NO. 5.** THE SETBACKS FOR THE DEVELOPMENT SHALL  
BE AS SHOWN IN EXHIBIT "A" AND DESCRIBED BELOW:

TRADITIONAL HOMES:	FRONT:	10 FEET
	GARAGE:	18 FEET
	SIDE:	5 FEET
	CORNER SIDE:	10 FEET
	REAR:	10 FEET
CLUSTER HOMES:	FRONT:	10 FEET
	GARAGE:	20 FEET
	SIDE:	3 ½ FEET
	CORNER SIDE:	10 FEET
	REAR:	5 FEET

**CONDITION NO. 30.** (PREVIOUSLY CONDITION NO. 29) AMENDED  
TO READ; A 20 FOOT WIDE MUNICIPAL UTILITY EASEMENT FOR  
FUTURE CONSTRUCTION OF A PRESSURE REDUCING VALVE  
ALONG NORTH 5<sup>TH</sup> STREET SHALL BE PROVIDED WITHIN THE  
PERIMETER LANDSCAPED AREA.

**ADD NEW CONDITION NO. 6.** THE 20 – FOOT WIDE LANDSCAPE  
BUFFER ALONG THE WEST PROPERTY LINE SHALL INCLUDE 36”  
BOX TREES PLACED EVERY 20 FEET ON CENTER AND WILL  
CONTAIN A MIX OF MESQUITE, BRADFORD PEAR, CHINESE  
EVERGREEN ELM, OAK, ASH, AND/OR CHITALPA.

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

2. **T-1355 (46693) NORTH RANCH.** An application submitted by Woodside Homes on behalf of AGRW-North Ranch LLC, property owner, for approval of a tentative map in a PUD, Planned Unit Development District to allow 152 single family dwellings. The property is located at the NWC of North 5th Street. and Dorrell Lane. The Assessor's Parcel Numbers are 124-22-512-001 thru 312. (For possible action)

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

**MOTION:** Commissioner Aston

**SECOND:** Commissioner Acevedo

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

**NAYS:** None

**ABSTAIN:** None

3. **UN-35-13 (46690) MOUNTAIN VIEW SOLAR (Public Hearing).** An application submitted by Blattner Energy, on behalf of Mountain View Solar LLC, property owner, for a special use permit in an M-2, General Industrial District to allow additional security measures (barbed wire). The property is located at 9901 Garnet Valley Boulevard. The Assessor's Parcel Number is 103-16-010-011. (For possible action)

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

**MOTION:** Commissioner Aston

**SECOND:** Commissioner Ewing

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

**NAYS:** None

**ABSTAIN:** None

4. **UN-36-13 (46695) SABER ULTRA PRECISION AMMUNITION (Public Hearing).** An application submitted by Saber Ultra Precision Ammunition on behalf of Apex Holding Company LLC, property owner, for a special use permit in an M-2, General Industrial District to allow the use and storage of hazardous materials in conjunction with an ammunition factory. The property is located approximately 800 feet west of US Highway 93 and east of Garnet Valley Boulevard. The Assessor's Parcel Number is 103-13-010-015. (For possible action)

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;  
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, Acevedo and Kraft

**NAYS:** None

**ABSTAIN:** None

5. **UN-30-13 (46626) L233 CENTENNIAL & LOSEE (Public Hearing).** An application submitted by AT&T on behalf of Kierland Village Center LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow an 80 foot telecommunication tower with a 61 foot setback from a residential property line. The property is located at 2445 East Centennial Parkway. The Assessor's Parcel Number is 124-26-501-004. (For possible action)

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

**MOTION:** Commissioner Aston

**SECOND:** Vice-Chairman Stone

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

**NAYS:** None

**ABSTAIN:** None

6. **UN-31-13 (46660) PROFESSIONAL AUTO SALES (Public Hearing).** An application submitted by Abel Elizalde on behalf of Arche's Place 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 4230 North Pecos Road, Suite 12. The Assessor's Parcel Number is 140-06-317-003. (For possible action)

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

**MOTION:** Commissioner Kraft

**SECOND:** Commissioner Acevedo

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

**NAYS:** None

**ABSTAIN:** None

7. **UN-33-13 (46688) TAVERN AT CHEYENNE POINTE SHOPPING CENTER (Public Hearing).** An application submitted by Cheyenne Pointe Holding LLC c/o Sarofim Realty Advisors, property owner, for a special use permit in a C-2, General Commercial District to allow an "on sale" (Restricted Gaming) establishment. The property is located at 2055 Civic Center Drive. The Assessor's Parcel Number is 139-14-515-003. (For possible action)

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;  
FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL  
CONSIDERATION

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

8. **UN-34-13 (46689) NATURAL GAS FUELING STATION (Public Hearing).** An application submitted by Jim Ames, TransFuel LLC on behalf of Mortons Investment Group LP, property owner, for a special use permit in an M-2, General Industrial District to allow the storage of hazardous material (Liquid Natural Gas, LNG). The property is located at 1000 East Cheyenne Avenue. The Assessor's Parcel Number is 139-11-403-005. (For possible action)

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

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

9. **SPR-03-13 (46093) REGENA & GOLDFIELD, LLC (Public Hearing).** An application submitted by Regena & Goldfield LLC, property owner, for a site plan review in an R-3, Multi-Family Residential District to allow 88 units in a multi-family 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:** APPROVED SUBJECT TO STAFF RECOMMENDED, AMENDED  
CONDITIONS;

**CONDITION NO. 2.** TO BE DELETED.

**CONDITION NO. 5.** TO BE AMENDED. THE FIRST SENTENCE TO READ "GROUND LEVEL PATIOS SHALL NOT BE DIVIDED." THE SECOND SENTENCE TO REMAIN AS IS.

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

10. **UN-32-13 (46683) BROADACRES OPEN AIR MARKET PLACE (Public Hearing).** An application submitted by Broadacres Open Air Market Place LLC on behalf of Greg Danz, property owner, for a special use permit in a C-3, General Service Commercial District to allow an amusement park. The property is located at 2930 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-605-005. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;  
FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL  
CONSIDERATION

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

11. **UN-37-13 (46697) TERRIBLE HERBST – GAS STATION (Public Hearing).** An application submitted by Terrible Herbst Oil Company on behalf of Metejeji LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a convenience food store with gas pumps. The property is located at 5960 Losee Road (southeast corner of Losee Road and Tropical Parkway). The Assessor's Parcel Number is 124-25-312-004. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

12. **UN-38-13 (46698) TERRIBLE HERBST – CAR WASH (Public Hearing).** An application submitted by Terrible Herbst Oil Company on behalf of Metejeji LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a vehicle washing facility. The property is located at 5960 Losee Road (southeast corner of Losee Road and Tropical Parkway). The Assessor's Parcel Number is 124-25-312-004. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

13. **ZN-09-13 (46687) LONE MOUNTAIN AND SIMMONS (Public Hearing).** An application submitted by Tobako LLC, property owner, for reclassification of property from an R-E, Ranch Estates District to an R-1, Single-Family Low Density District. The property is located at the northwest corner of Lone Mountain Road and Simmons Street. The Assessor's Parcel Number is 124-32-402-004. (For possible action)

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

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

**PUBLIC FORUM**

**Juanita Clark, Charleston Neighborhood Preservation, 137 Lorenzi St., Las Vegas,**  
thanked the Planning Commission and City Council for not supporting eminent domain.

**DIRECTOR'S BUSINESS**

There was no report given.

**CHAIRWOMAN'S BUSINESS**

There was no report given.

**ADJOURNMENT**

The meeting adjourned at 8:30 p.m.