ACTION REPORT
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION

November 13, 2013

BRIEFING

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

CALL TO ORDER

6:03 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 Willard Ewing

PUBLIC FORUM

There was no public participation.

AGENDA

1. Approval of the Planning Commission Meeting Agenda of November 13, 2013 (For possible action)

ACTION: APPROVED AS AMENDED; ITEM NO. 3 CONTINUED TO DECEMBER 11, 2013. ITEM NO. 20 CONTINUED TO JANUARY 8, 2014. ITEM NO. 19 MOVED TO THE BEGINNING OF THE AGENDA. OLD BUSINESS ITEM NOS., 15, 17, 18, 21, AND 22 TO FOLLOW ITEM NO. 19.

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

MINUTES

2. Approval of Minutes for the Planning Commission meeting of October 9, 2013 (For possible action)

ACTION: APPROVED

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

NEW BUSINESS

3. **T-1359 (47210) GOLDFIELD II**. An application submitted by William Lyon Homes, property owner, for approval of a tentative map in an R-1, Single-Family Low Density District to allow 30 single family dwellings. The property is located at the southwest corner of Verde Way and North 5th Street. The Assessor's Parcel Numbers are 124-34-804-002, 003, 005 and 006. (For possible action)

ACTION: CONTINUED TO DECEMBER 11, 2013 PER THE APPLICANT'S REQUEST

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

4. **UN-46-13 (47125) AMERICA FIRST FEDERAL CREDIT UNION** (Public Hearing). An application submitted by America First Federal Credit Union, property owner, for a special use permit in a C-2, General Commercial District to allow a financial institution. The property is located at 1225 West Craig Road. The Assessor's Parcel Number is 139-04-701-017. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

5. **UN-49-13 (47174) PORT SALON SPA & LASH BAR** (Public Hearing). An application submitted by Peggy Ritchey on behalf of Amer Pac Cap Cent Simmons Company, property owner, for a special use permit in a C-1, Neighborhood Commercial District, to allow a massage establishment. The property is located at 6365 Simmons Street, Suite 130. The Assessor's Parcel Number is 124-29-115-005. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITION

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

6. **UN-43-13 (47087) EP RENEWABLE LAS VEGAS, INC.** (Public Hearing). An application submitted by EP Renewable Las Vegas, Inc. on behalf of Pratte Lone Mountain, LLC, property owner, for a special use permit an M-2, General Industrial District, to allow outdoor manufacturing. The property is located at 2900 E. Lone Mountain Road. The Assessor's Parcel Number is 124-36-403-010. (For possible action)

ACTION: CONTINUED TO DECEMBER 11, 2013, AT THE REQUEST OF THE PLANNING COMMISSION

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

7. **SPR-06-13 (47089) EP RENEWABLE LAS VEGAS, INC.** (Public Hearing). An application submitted by EP Renewable Las Vegas, Inc. on behalf of Pratte Lone Mountain, LLC, property owner, for a site plan review in an M-2, General Industrial District, to allow approximately 171,877 square feet of indoor/outdoor manufacturing and storage. The property is located at 2900 East Lone Mountain Road. The Assessor's Parcel Number is 124-36-403-010. (For possible action)

ACTION: CONTINUED TO DECEMBER 11, 2013, AT THE REQUEST OF THE PLANNING COMMISSION

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

8. **UN-50-13 (47178) DELTA LIQUID ENERGY** (Public Hearing). An application submitted by William Platz on behalf of Sand Harbor Holdings, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow the storage of hazardous material (180,000 gallons of propane). The property is located at 13995 Grand Valley Parkway. The Assessor's Parcel Number is 103-15-010-006. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS AND UTILITIES DEPARTMENT CONDITIONS PER MEMORANDUM DATED NOVEMBER 12, 2013; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

9. **UN-47-13 (47161) LAS VEGAS BUDDHIST SANGHA CHURCH** (Public Hearing). An application submitted by Las Vegas Buddhist Sangha, on behalf of Imagine Park at North Pointe, 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 4110 North Martin Luther King Boulevard. The Assessor's Parcel Number is 139-04-818-018. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITION

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

10. **UN-48-13 (47168) DECATUR-RICE CENTER** (Public Hearing). An application submitted by JP Morgan Chase on behalf of Decatur-Rice, LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a financial institution (bank). The property is located at the northeast corner of Decatur Boulevard and Rice Road. The Assessor's Parcel Number is 124-30-201-002. (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

11. **T-1357 (47003) DECATUR-RICE CENTER**. An application submitted by Decatur-Rice, LLC, property owner, for approval of a single lot commercial tentative map in a C-1, Neighborhood Commercial District to allow a commercial subdivision. The property is located at the northeast corner of Decatur Boulevard and Rice Avenue. The Assessor's Parcel Numbers are 124-30-201-002 and 003. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

12. **T-1358 (47207) ELDORADO R1-60 NO. 16.** An application submitted by Pardee Homes of Nevada, property owner, for approval of a tentative map in an OL/DA, Open Land/Development Agreement District to allow 178 single family dwellings. The property is located south of Deer Springs Way, approximately 600 feet west of Revere Street. The Assessor's Parcel Number is 124-21-711-074. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

13. **VAC-08-13 (47208) ELDORADO R1-60 NO. 16** (Public Hearing). An application submitted by Pardee Homes of Nevada, property owner, to vacate 110-foot wide public drainage easement. The drainage easement is located south of Deer Springs Way and approximately 1,080 feet west of Revere Street and extending south approximately 693 feet. The Assessor's Parcel Number is 124-21-711-074. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITION; 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, Acevedo and Kraft
NAYS: None
ABSTAIN: None

14. **VN-03-13 (47206) ELDORADO R1-60 NO. 16** (Public Hearing). An application submitted by Pardee Homes of Nevada, property owner, for a variance in an O-L/DA, Open Land Development Agreement District to allow a 12-foot front building setback where 15 feet is required (per the Eldorado Development Agreement). The property is located south of Deer Springs Way, approximately 600 feet west of Revere Street. The Assessor's Parcel Number is 124-21-711-074. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

OLD BUSINESS

15. **UN-41-13 (46950) GRACE POINT CHURCH** (Public Hearing). An application submitted by Grace Point Church, on behalf of FNBN PPTYS Nevada, 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 3776 and 3794 West Ann Road. The Assessor's Parcel Number is 124-30-813-032. (For possible action) **(Continued October 9, 2013)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

16. **UN-42-13 (46965) JUAN E. PARRA** (Public Hearing). An application submitted by Juan E. Parra on behalf of Jose Luis Parra, property owner, for a special use permit in a C-2, General Commercial District, to allow an "on-sale" establishment (beer & wine). The property is located at 2425 North Las Vegas Boulevard, Suites 101 and 102. The Assessor's Parcel Number is 139-14-801-003. (For possible action) **(Continued October 9, 2013)**

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

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

17. **ZOA-02-13 (46835) MICHAEL WRIGHT FOR SAHARA VEGAS, LLC** (Public Hearing). An application submitted by Michael Wright for Sahara Vegas, LLC, property owner, for an amendment to Title 17 (Zoning Ordinance), Section 17.20.020.C.10, (Deferred Deposit Loan or Short Term Loan Establishment) of the North Las Vegas Municipal Code to amend the proximity distance and measurement requirements for Deferred Deposit Loan or Short Term Loan Establishments, and providing for other matters property related thereto. (For possible action) **(Continued October 9, 2013)**

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

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

18. **UN-40-13 (46945) STRUCK OIL** (Public Hearing). An application submitted by John Robert Fiore on behalf of L. Rose, 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 2750 West Brooks Avenue, Suite 115. The Assessor's Parcel Number is 139-17-510-011. (For possible action) **(Continued October 9, 2013)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

19. **SPR-09-11 (46942) COLONIAL GRAND @ AZURE** (Public Hearing). An application submitted by Colonial Realty, LP, c/o Ed Wright, property owner, for an extension of time to a previously approved site plan review in an R-3, Multi-Family Residential District, to allow 438 dwelling units. The property is located at the northwest corner of Lamb Boulevard and Tropical Parkway. The Assessor's Parcel Numbers are 123-30-601-013, 014 and 015. (For possible action) **(Continued October 9, 2013)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

20. **UN-39-13 (46943) THERMO FLUIDS, INC.** (Public Hearing). An application submitted by Thermo Fluids, Inc. on behalf of Wildcat I, LLC, property owner, for a special use permit in an M-2, General Industrial District, to allow an expansion to an existing outdoor recycling center (antifreeze). The properties are located at 4000-4020 Arcata Way. The Assessor's Parcel Numbers are 139-02-802-018 and 019. (For possible action) **(Continued October 9, 2013)**

ACTION: CONTINUED TO JANUARY 8, 2014 PER THE APPLICANT'S REQUEST

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

21. **VAC-07-13 (46948) 5TH AND LAKE MEAD** (Public Hearing). An application submitted by the City of North Las Vegas, property owner, to vacate approximately 203.3 feet of a 20-foot wide alley way commencing south of East Lake Mead Boulevard and proceeding south approximately 203.3 feet. The property is located approximately 84 feet east of North 5th Street and south of East Lake Mead South Boulevard. (For possible action) **(Continued October 9, 2013)**

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

22. **ZN-10-13 (46940) LAS ISLITAS RESTAURANT** (Public Hearing). An application submitted by Juan Parra, property owner, for reclassification of properties from the current designations of R-2, Single-Family Medium Density District and R-3, Multi-Family Residential District, to C-2, General Commercial District. The properties are located at 2508 and 2512 Magnet Street, and the northern portion of the parcel located at the northwest corner of North Las Vegas Boulevard and Carroll Street. The Assessor's Parcel Numbers are 139-14-812-168, 169 and portion of 139-13-401-004. (For possible action) **(Continued October 9, 2013)**

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Director Fiori stated a Special Joint City Council and Planning Commission meeting would be held Tuesday, November 19, 2013, at 5:30 p.m., in City Hall, Room No. 937.

CHAIRWOMAN'S BUSINESS

No report was given.

ADJOURNMENT

The meeting adjourned at 8:10 p.m.