

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

December 11, 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 Kenneth Kraft

PUBLIC FORUM

There was no public participation.

AGENDA

1. Approval of the Planning Commission Meeting Agenda of December 11, 2013
(For possible action)

ACTION: APPROVED AS AMENDED; ITEM NO. 7, CONTINUED TO JANUARY 8, 2014, PER THE APPLICANT'S REQUEST

MOTION: Commissioner Kraft

SECOND: Vice-Chairman Stone

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

NAYS: None

ABSTAIN: None

MINUTES

2. Approval of Minutes for the Planning Commission meeting of November 13, 2013
(For possible action)

ACTION: APPROVED

MOTION: Vice-Chairman Stone

SECOND: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

3. **UN-51-13 (47377) SMOG CHECK KIOSK (Public Hearing).** An application submitted by Dapper Development on behalf of Ten 15 Aliante, LLC, property owner, for a special use permit in an MPC/C-1, Master Planned Community/ Neighborhood Commercial District to allow a vehicle service facility. The property is located approximately 435 feet east of Aliante Parkway and south of Deer Springs Way. The Assessor's Parcel Number is 124-20-714-004. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

4. **UN-52-13 (47378) DAIRY QUEEN** (Public Hearing). An application submitted by Dapper Development on behalf of Ten 15 Aliante, LLC, property owner, for a special use permit in an MPC/C-1, Master Planned Community/ Neighborhood Commercial District to allow a convenience food restaurant. The property is located approximately 540 feet east of Aliante Parkway and south of Deer Springs Way. The Assessor's Parcel Number is 124-20-714-004. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

5. **FDP-01-13 (47375) TIERRA SANTA CLUSTERS**. An application submitted by Woodside Homes of Nevada, LLC, property owner, for a final development plan in a PUD, Planned Unit Development District, to develop 122 single-family cluster dwellings. The property is located at the northeast corner of Goldfield Street and Dorrell Lane. The Assessor's Parcel Numbers are 124-22-511-001 thru 122. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED AND AMENDED
CONDITION NO. 5.

CONDITION NO. 5 AMENDED TO READ:

DEVELOPER SHALL ENTER INTO A MAINTENANCE AND REPAIR AGREEMENT WITH THE CITY OF NORTH LAS VEGAS PRIOR TO CIVIL PLAN REVISION APPROVALS AND ANY ISSUANCE OF PERMITS FOR THE CONVERSION OF THE PRIVATE WATER SYSTEM TO A PUBLIC WATER SYSTEM, *IF REQUIRED BY THE DIRECTOR OF THE UTILITIES DEPARTMENT.*

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

6. **ZOA-03-13 (47414) CNLV APEX BARBED WIRE** (Public Hearing). An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), Section 17.16.050.F (Industrial - Apex Overlay District I-A), subsection 6 (Screening, Walls, and Fences) of the North Las Vegas Municipal Code, by establishing provisions for the use of barbed wire on less visible sites within the Apex Overlay District; and providing for other matters properly related thereto. (For possible action)

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

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

OLD BUSINESS

7. **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)
(Continued November 13, 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 Ewing,
Joiner-Greene and Kraft
NAYS: None
ABSTAIN: None

8. **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) **(Continued November 13, 2013)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Ewing

SECOND: Vice-Chairman Stone

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

NAYS: None

ABSTAIN: None

9. **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) **(Continued November 13, 2013)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS AND AMENDMENTS; CONDITION NO. 6 DELETED

MOTION: Commissioner Joiner-Greene

SECOND: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

Devin Brooks, 3550 W. Cheyenne, North Las Vegas, asked if there would be employment positions available for Hispanic, African-American and women minority groups at the proposed EP Renewable Las Vegas site.

Acting City Attorney Douglass Morgan explained that the Planning Commission did not address such issues as employment for the disadvantaged, and that this issue would

not come before this board. Mr. Brooks sought additional information regarding interpretation of M-2 zoning, and was referred to staff for further explanation.

DIRECTOR'S BUSINESS

There was no report given. Director Fiori extended good wishes for the upcoming holiday, and a Happy New Year.

CHAIRWOMAN'S BUSINESS

Chairwoman Perkins echoed Director Fiori's comments extending good wishes to all for a Happy Holiday season.

ADJOURNMENT

The meeting adjourned at 7:19 p.m.