

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

January 8, 2014

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.

AGENDA

1. Approval of the Planning Commission Meeting Agenda of January 8, 2014 (For possible action)

ACTION: APPROVED AS AMENDED; AGENDA ITEM NO. 16, T-1359, CONTINUED TO FEBRUARY 12, 2014, PER THE APPLICANT'S REQUEST

MOTION: Commissioner Acevedo

SECOND: Vice-Chairman Stone

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

NAYS: None

ABSTAIN: None

MINUTES

2. Approval of Minutes for the Planning Commission meeting of December 11, 2013 (For possible action)

ACTION: APPROVED

MOTION: Vice-Chairman Stone

SECOND: Commissioner Aston

AYES: Chairwoman Perkins, Vice-Chairman Stone, Commissioner Joiner-Greene

NAYS: None

ABSTAIN: Commissioners Aston and Acevedo

NEW BUSINESS

3. **AMP-01-14 (47582) CENTENNIAL VALLEY RESIDENTIAL NORTH** (Public Hearing). An application submitted by IOTA Royal LLC % Gibraltar Capital & Asset Mgmt. Svcs., property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Community Commercial to Single-Family Medium. The property is located at the northeast corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Number is 124-30-510-004. (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 and Acevedo
NAYS: None
ABSTAIN: None

4. **ZN-02-14 (47583) CENTENNIAL VALLEY RESIDENTIAL NORTH** (Public Hearing). An application submitted by IOTA Royal LLC % Gibraltar Capital & Asset Mgmt. Svcs., property owner, for reclassification of property from the current designation of C-2, General Commercial District to an R-2, Single-Family Medium Density District. The property is located at the northeast corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Number is 124-30-510-004. (For possible action)

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

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

5. **T-1361 (47585) CENTENNIAL VALLEY RESIDENTIAL NORTH.** An application submitted by IOTA Royal LLC % Gibraltar Capital & Asset Mgmt. Svcs., property owner, for a tentative map in a C-2, General Commercial District (proposed property reclassification to an R-2, Single-Family Medium Density District) to allow 151 single-family residential lots. The property is located at the northwest corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Number is 124-30-510-004. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS,
AND AMENDED CONDITION NO. 10. DELETE PARAGRAPH ONE

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

6. **AMP-02-14 (47584) CENTENNIAL VALLEY RESIDENTIAL SOUTH** (Public Hearing). An application submitted by IOTA Royal LLC % Gibraltar Capital & Asset Mgmt. Svcs., property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Multi-Family to Single-Family Medium. The properties are located at the southeast corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Numbers are 124-30-510-003 and 124-30-610-004. (For possible action)

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

MOTION: Commissioner Joiner-Greene

SECOND: Commissioner Acevedo

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

NAYS: None

ABSTAIN: None

7. **ZN-03-14 (47586) CENTENNIAL VALLEY RESIDENTIAL SOUTH** (Public Hearing). An application submitted by IOTA Royal LLC % Gibraltar Capital & Asset Mgmt. Svcs., property owner, for reclassification of property from the current designation of R-3, Multi-Family Residential District to an R-2, Single-Family Medium Density District. The properties are located at the southeast corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Numbers are 124-30-510-003 and 124-30-610-004. (For possible action)

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

MOTION: Commissioner Acevedo

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

8. **T-1362 (47589) CENTENNIAL VALLEY RESIDENTIAL SOUTH.** An application submitted by IOTA Royal LLC % Gibraltar Capital & Asset Mgmt. Svcs, property owner, for a tentative map in an R-3, Multi-Family Residential District (proposed property reclassification to an R-2, Single-Family Medium Density District) to allow 137 single-family residential lots. The properties are located at the southwest corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Numbers are 124-30-510-003 and 124-30-610-004. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS AND AMENDED CONDITION NO. 9. DELETE PARAGRAPH ONE

MOTION: Commissioner Aston

SECOND: Commissioner Acevedo

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

NAYS: None

ABSTAIN: None

9. **VAC-02-14 (47588) CENTENNIAL & VALLEY RESIDENTIAL (Public Hearing).** An application submitted by IOTA Royal LLC, property owner, to vacate three (3) foot utility easements located on the south, east, and interior property lines for lots six (6) and seven (7) for properties located at the southeast corner of Centennial Parkway and Valley Drive. (For possible action)

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

MOTION: Commissioner Acevedo

SECOND: Commissioner Joiner-Greene

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

NAYS: None

ABSTAIN: None

10. **VAC-01-14 (47470) ELDORADO NO. 26 (Public Hearing).** An application submitted by Pardee Homes of Nevada, property owner to vacate portions of Candlebrook Avenue and Silent Sunset Avenue. The portion of Candlebrook Avenue proposed for vacation commences approximately 775 feet south of Gliding Eagle Road, east of Black Oaks Street, and continues east approximately 100 feet. The portion of Silent Sunset Avenue proposed for vacation commences approximately 1,645 feet south of Gliding Eagle Road, east of Black Oaks Street, and continues east approximately 120 feet. (For possible action)

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

MOTION: Commissioner Joiner-Greene

SECOND: Commissioner Acevedo

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

NAYS: None

ABSTAIN: None

11. **ZN-01-14 (47545) NEW CREATION** (Public Hearing). An application submitted by New Creation on behalf of Linda K. Keltner, IRA et al, property owner, for reclassification of property from the current designation of an R-E, Ranch Estates District to a C-1, Neighborhood Commercial District. The property is located at 680 East Regena Avenue. The Assessor's Parcel Number is 124-26-101-008. (For possible action)

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

MOTION: Commissioner Aston

SECOND: Commissioner Acevedo

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

NAYS: None

ABSTAIN: None

12. **UN-01-14 (47544) NEW CREATION** (Public Hearing). An application submitted by New Creation, on behalf of Linda K. Keltner IRA et al, property owner, for a special use permit in an R-E, Ranch Estates District, (propose property reclassification to a C-1, Neighborhood Commercial District) to allow a religious institution (church). The property is located at 680 East Regena Avenue. The Assessor's Parcel Number is 124-26-101-008. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED AND AMENDED
CONDITIONS. CONDITION NO. 6 ADDED, AND REMAINING
CONDITIONS RENUMBERED

Condition No. 6

The use permit shall become null and void should the accompanying rezoning request for ZN-01-14 not be approved by City Council.

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

13. **UN-02-14 (47549) SHEROD'S AUTO SALES** (Public Hearing). An application submitted by Rodney Mahabir, on behalf of CCC 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 2616 Losee Road, Suite 10. The Assessor's Parcel Number is 139-15-702-005. (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 and Acevedo
NAYS: None
ABSTAIN: None

14. **UN-03-14 (47581) HEAVY TRUCK & PARTS SALES** (Public Hearing). An application submitted by Scot Wade, on behalf of Nevsur, Inc., 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 3568 Losee Road. The Assessor's Parcel Number is 139-11-603-001. (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 and Acevedo
NAYS: None
ABSTAIN: None

15. **T-1360 (47560) CRAIG & PECOS COMMERCIAL CENTER.** An application submitted by Bjorn Nilson on behalf of Westland Enterprises, LLC, property owner, for a tentative map in an M-2, General Industrial District and a C-1, Neighborhood Commercial District to allow a single lot commercial subdivision. The property is located at the northwest corner of Pecos Road and Corporate Center Drive. The parcel number is 139-01-703-006. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

SECOND: Commissioner Joiner-Greene

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

NAYS: None

ABSTAIN: None

OLD BUSINESS

16. **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 and December 11, 2013)

ACTION: CONTINUED TO FEBRUARY 12, 2014, PER THE APPLICANT'S REQUEST

MOTION: Commissioner Acevedo

SECOND: Vice-Chairman Stone

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

NAYS: None

ABSTAIN: None

17. **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 and November 13, 2013)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

No report was given.

CHAIRWOMAN'S BUSINESS

No report was given.

ADJOURNMENT

The meeting adjourned at 6:44 p.m.