ACTION REPORT
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION

April 9, 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 Felix Acevedo

PUBLIC FORUM

There was no public participation.

AGENDA

1. Approval of the Planning Commission Meeting Agenda of April 9, 2014 (For possible action)

ACTION: APPROVED

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

MINUTES

2. Approval of Minutes for the Planning Commission meeting of March 12, 2014 (For possible action)

ACTION: APPROVED

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

NEW BUSINESS

3. **AMP-04-14 (48196) DELTA ACADEMY (Public Hearing)**. An application submitted by TT Vegas Holding Company LLC on behalf of Red Hills Property LLC and Brooks Avenue LLC, property owners, for an amendment to the Comprehensive Plan, land use element to change the current designation of Mix-Use Employment to Public/Semi-Public. The property is located at 818 West Brooks Avenue (northwest corner of Brooks Avenue and Revere Street). The Assessor's Parcel Numbers are 139-16-501-011 and 139-16-501-012. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

4. **ZN-06-14 (48197) DELTA ACADEMY (Public Hearing).** An application submitted by TT Vegas Holding Company LLC on behalf of Red Hills Property LLC and Brooks Avenue LLC, property owners, for reclassification of property from the current zoning designation of an M-2, General Industrial District to a PSP, Public/Semi-Public District. The property is located at 818 West Brooks Avenue (northwest corner of Brooks Avenue and Revere Street). The Assessor's Parcel Numbers are 139-16-501-011 and 139-16-501-012. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

5. **UN-14-14 (48195) DELTA ACADEMY (Public Hearing).** An application submitted by TT Vegas Holding Company LLC on behalf of Red Hills Property LLC and Brooks Avenue LLC, property owners, for a special use permit in an M-2, General Industrial District, (proposed property reclassification to a PSP, Public/Semi-Public District) to allow a primary and secondary school. The property is located at 818 West Brooks Avenue (northwest corner of Brooks Avenue and Revere Street). The Assessor's Parcel Numbers are 139-16-501-011 and 139-16-501-012. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS AND AMENDMENT TO CONDITION NO. 2. FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

Condition No. 2 to read:

This use permit shall become null and void should the accompanying requests (AMP-04-14 and ZN-06-14) not be approved by the City Council.

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

6. **UN-11-14 (48146) JMR AUTO SALES (Public Hearing).** An application submitted by Marlenne Rendon on behalf of 2987 N. Las Vegas Blvd. LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a vehicle sales facility. The property is located at 2987 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-506-005. (For possible action)

ACTION: APPROVED; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

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

7. **UN-13-14 (48188) POWERTRAIN PERFORMANCE (Public Hearing).** An application submitted by Powertrain Performance LLC on behalf of Susan Cannavo Trust, 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 4150 Losee Road. The Assessor's Parcel Number is 139-01-401-001. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS, AND AMENDMENT TO CONDITION NO. 3.

Condition No. 3 to read:

The entire site shall be screen, in compliance with Title 17. The gates shall be enhanced with metal mesh to provide additional screening. The appropriate screening shall be installed within one year from the date of approval.

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

8. **ZOA-01-14 (48271) AMEND PET ORDINANCE (Public Hearing).** An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), Section 17.32.030 (Definition of Terms) of the North Las Vegas Municipal Code to amend the terms of "Pet Care and Boarding Facility" and "Animal Hospital or Clinic" and providing for other matters properly related thereto. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

9. **UN-10-14 (48181) REPUBLIC SILVER STATE DISPOSAL (Public Hearing).** An application submitted by Republic Silver State Disposal, property owner, for a special use permit in an M-2,General Industrial District, to allow a Low Intensity Materials Recovery Facility. The property is located at the northwest corner of Cheyenne Avenue and Commerce Street. The Assessor's Parcel Number is 139-10-402-001. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

10. **VAC-03-14 (48183) REPUBLIC SILVER STATE DISPOSAL (Public Hearing).** An application submitted by Republic Silver State Disposal, property owner, to vacate a portion of excess right-of-way along the curve of Colton Avenue and Third Street. The Assessor's Parcel Number is 139-10-402-001. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

11. **SPR-01-14 (48182) REPUBLIC SILVER STATE DISPOSAL (Public Hearing).** An application submitted by Republic Silver State Disposal, property owner, for a site plan review in an M-2, General Industrial District, to review the site design and building (approximately 106,019 square feet in size) for a Low Intensity Material Recovery Facility. The property is located at the northwest corner of Cheyenne Avenue and Commerce Street. The Assessor's Parcel Number is 139-10-402-001. (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, Ewing, Joiner-Greene, Acevedo and Kraft
NAYS: None
ABSTAIN: None

12. **ZN-05-14 (48190) SIMMONS & SAN MIGUEL (Public Hearing).** An application submitted by Berg Builders on behalf of Triple Lats LLC, property owner, for reclassification of property from the current zoning designation of an R-E, Ranch Estates District to an R-1, Single-Family Low Density District. The property is located at the southeast corner of San Miguel Avenue and Simmons Street. The Assessor's Parcel Number is 139-05-801-001. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

13. **T-1365 (48191) SIMMONS & SAN MIGUEL**. An application submitted by Berg Builders on behalf of Triple Lats LLC, property owner, for an approval of a tentative map in an R-E, Ranch Estates District (proposed property reclassification to an R-1, Single-Family Low Density District) to allow ten residential lots. The property is located at the southeast corner of San Miguel Avenue and Simmons Street. The Assessor's Parcel Number is 139-05-801-001. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

14. **UN-09-14 (48169) TMT CUSTOMZ (Public Hearing)**. An application submitted by TMT Customz LLC on behalf of Fenix Investment Holding LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a vehicle service facility. The property is located at 4600 West Craig Road, Suite 401. The Assessor's Parcel Number is 139-06-215-011. (For possible action)

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

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

15. **UN-12-14 (48187) NEW ANTIOCH CHRISTIAN FELLOWSHIP (Public Hearing)**. An application submitted by New Antioch Christian Fellowship on behalf of Green Valley Development LLC, property owner, for a special use permit in an MPC - CP, Master Planned Community - Professional Office Commercial District to allow a religious institution (church). The property is located at 2550 Nature Park Drive. The Assessor's Parcel Number is 124-20-501-008. (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, Ewing, Joiner-Greene, Acevedo and Kraft
NAYS: None
ABSTAIN: None

PUBLIC FORUM

There was no participation.

DIRECTOR'S BUSINESS

No report was given.

CHAIRWOMAN'S BUSINESS

No report was given.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.