

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

August 13, 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**

Chairman Nelson Stone

**VERIFICATION**

Julie Shields, Recording Secretary

**PLEDGE OF ALLEGIANCE**

Commissioner Kenneth Kraft

**PUBLIC FORUM**

**Jeff Alpert, 3828 Fuselier Dr., North Las Vegas,** advised he received notification of Planning Commission meeting agendas via e-mail. He was unable to access supporting documentation (via hyperlinks) for August 13, 2014 agenda items. Mr. Alpert requested additional information be provided in future e-mail notifications on how to access back-up documentation.

**AGENDA**

1. Approval of the Planning Commission Meeting Agenda of August 13, 2014 (For possible action)

**ACTION:** APPROVED AS AMENDED; ITEM NO. 13, CONTINUED TO SEPTEMBER 10, 2014; ITEM NOS. 17-22, CONTINUED TO AUGUST 12, 2015; ITEM NOS. 24 AND 25, CONTINUED TO OCTOBER 8, 2014

**MOTION:** Commissioner Kraft

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

**NAYS:** None

**ABSTAIN:** None

### MINUTES

2. Approval of Minutes for the Planning Commission meeting of July 9, 2014 (For possible action)

**ACTION:** APPROVED

**MOTION:** Commissioner Aston

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

**NAYS:** None

**ABSTAIN:** None

### NEW BUSINESS

3. **UN-19-14 (48944) MATTRESS PALOMA** (Public Hearing). An application submitted by Jesus Granados Fernandez on behalf of MCA Gowan LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a salvage center. The property is located at 2257 West Gowan Road. The Assessor's Parcel Number is 139-08-701-026. (For possible action)

**ACTION:** APPROVED PER STAFF'S RECOMMENDED CONDITIONS

**MOTION:** Commissioner Aston

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

**NAYS:** None

**ABSTAIN:** None

4. **UN-20-14 (49124) 3 STAR AUTO TINTING** (Public Hearing). An application submitted by Antonio Ruiz-Moreno on behalf of 2987 North Las Vegas Boulevard LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a vehicle service facility. The property is located at 2987 N. Las Vegas Boulevard, Unit 2. The Assessor's Parcel Number is 139-13-506-005. A

complete legal description is on file with the Community Development and Compliance Department. (For possible action)

**ACTION: APPROVED PER STAFF'S RECOMMENDED CONDITIONS AND AMENDMENTS TO CONDITION NUMBERS 3 AND 4; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION**

**Condition No. 3 to read as follows:**

3. Parking lot landscaping shall be enhanced with the following:
  - a. A 24-inch box tree shall be planted within each landscape diamond in the parking lot, or as otherwise approved by staff.
  - b. A 24-inch box tree and three 5 gallon shrubs shall be added to all other landscaping islands within the parking lot, or as otherwise approved by staff.

**Condition No. 4 to read as follows:**

4. Landscaping along Las Vegas Boulevard shall be enhanced to provide one 24-inch box tree every 20 feet on center with shrubs/groundcovers to provide 50% ground coverage, or as otherwise approved by staff.

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

5. **UN-21-14 (49157) HIGHLINE AUTO, LLC** (Public Hearing). An application submitted by Michael McDermott, 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 13. The Assessor's Parcel Number is 139-15-702-005. (For possible action)

**ACTION: APPROVED PER STAFF'S RECOMMENDED CONDITIONS**

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

6. **UN-22-14 (49158) AUTO 4 LESS, LLC** (Public Hearing). An application submitted by Alejandro E. Garcia, 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 8. The Assessor's Parcel Number is 139-15-702-005. (For possible action)

**ACTION:** APPROVED PER STAFF'S RECOMMENDED CONDITIONS

**MOTION:** Commissioner Joiner Greene

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

**NAYS:** None

**ABSTAIN:** None

7. **UN-24-14 (49181) DEALERS AUTO AUCTION OF LAS VEGAS** (Public Hearing). An application submitted by Dealers Auto Auction of Las Vegas, on behalf of Cannon Properties 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 3038 Losee Road. The Assessor's Parcel Numbers are 139-14-102-005 and 139-14-102-006. (For possible action)

**ACTION:** APPROVED PER STAFF'S RECOMMENDED CONDITIONS

**MOTION:** Commissioner Acevedo

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

**NAYS:** None

**ABSTAIN:** None

8. **UN-29-13 (49183) ANN/SIMMONS TAVERN** (Public Hearing). An application submitted by S & A Ventures, Inc., on behalf of Thanh Lewis, property owner, for an extension of time on a special use permit in a C-1, Neighborhood Commercial District, to allow an "on-sale" (Restricted Gaming) Establishment. The property is located at 2696 West Ann Road. The Assessor's Parcel Number is 124-29-811-002. (For possible action)

**ACTION:** APPROVED PER STAFF'S RECOMMENDED CONDITION;  
FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

9. **UN-42-11 (49192) VEGAS XTREME PAINTBALL** (Public Hearing). An application submitted by Christopher J. England, on behalf of Jupiter Golf Company Las Vegas LP, property owner, for an extension of time on a special use permit in an MUD MX-2, Mixed-Use Development District, Community Center Mixed Use to allow an outdoor recreation facility. The property is located at 70 West Craig Road. The Assessor's Parcel Number is 139-03-601-009. (For possible action)

ACTION: APPROVED PER STAFF'S RECOMMENDED CONDITIONS AND AMENDMENT TO CONDITION NO. 3; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

**Condition No. 3 to read as follows:**

Unless otherwise extended by the City Council in accordance with the requirements in Title 17, UN-42-11 shall expire on August 1, 2016.

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

10. **AMP-06-14 (49119) NOVAK 25** (Public Hearing). An application submitted by Centennial Lamb Fund, 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 Novak Street. The Assessor's Parcel Numbers are 123-29-501-001, 123-29-101-008, and 123-29-101-011 through 013. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

11. **ZN-08-14 (49120) NOVAK 25** (Public Hearing). An application submitted by Centennial Lamb Fund, property owner, for a reclassification of property from an 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 Novak Street. The Assessor's Parcel Numbers are 123-29-501-001, 123-29-101-008, and 123-29-101-011 through 013. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

12. **UN-23-14 (49179) DOLLAR LOAN CENTER** (Public Hearing). An application submitted by David Galyen for Dollar Loan Center on behalf of Wine & Dine LLC, property owner, for a special use permit in a C-2, General Commercial District, to allow a deferred deposit loan or short term loan establishment. The property is located at 2711 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-302-003. (For possible action)

ACTION: APPROVED PER STAFF'S RECOMMENDED CONDITIONS AND ADDITION OF CONDITION NO. 3; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

**Condition No. 3 to read as follows:**

3. All signage shall be brought into compliance with the current Zoning Ordinance.

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

13. **UN-25-14 (49185) FORT CHEYENNE CASINO** (Public Hearing). An application submitted by Nevada Restaurant Services, on behalf of CPM Cheyenne LLC, property owner, for a special use permit in a C-2, General Commercial District, to allow an expansion to an existing casino. The property is located at 2414 and 2428 East Cheyenne Avenue. The Assessor's Parcel Numbers are 139-11-816-019 and 139-11-816-020. (For possible action)

ACTION: CONTINUED TO SEPTEMBER 10, 2014

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

14. **UN-26-14 (49186) 2804 SYNERGY IMPROVEMENT** (Public Hearing). An application submitted by 2804 Synergy LLC, property owner, for a special use permit in an M-2, General Industrial District, to allow a Cultivation Facility for Medical Marijuana. The property is located at 2804 Synergy Street. The Assessor's Parcel Number is 139-15-614-014. (For possible action)

ACTION: APPROVED PER STAFF'S RECOMMENDED CONDITION;  
FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

15. **UN-27-14 (49187) VEGAS VALLEY GROWERS NORTH** (Public Hearing). An application submitted by JUMA Holdings LLC, c/o Mitch Wilson, 360 Contracting LLC, property owner, for a special use permit in an M-2, General Industrial District, to allow the Production of Edible Marijuana Products or Marijuana-Infused Products. The property is located at 6655 El Campo Grande Avenue. The Assessor's Parcel Number is 123-27-810-006. (For possible action)

**ACTION:** APPROVED PER STAFF'S RECOMMENDED CONDITIONS;  
FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

**MOTION:** Commissioner Kraft

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

**NAYS:** None

**ABSTAIN:** None

16. **UN-28-14 (49188) VEGAS VALLEY GROWERS NORTH** (Public Hearing). An application submitted by JUMA Holdings LLC, c/o Mitch Wilson, 360 Contracting LLC, property owner, for a special use permit in an M-2, General Industrial District, to allow a Cultivation Facility for Medical Marijuana. The property is located at 6655 El Campo Grande Avenue. The Assessor's Parcel Number is 123-27-810-006. (For possible action)

**ACTION:** APPROVED PER STAFF'S RECOMMENDED CONDITIONS;  
FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

**MOTION:** Commissioner Joiner-Greene

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

**NAYS:** None

**ABSTAIN:** None

### OLD BUSINESS

17. **AMP-08-08 (35792) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Master Plan of Streets and Highways to increase Severence Lane between Losee Road and Statz Street from a 60-foot right-of-way to an 80-foot right-of-way. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, and August 14, 2013)**

**ACTION:** CONTINUED TO AUGUST 12, 2015

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

18. **VAC-07-08 (35796) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, to vacate Elkhorn Road between Losee Road and Statz Street; and to vacate Berg Street between Severence Lane and Elkhorn Road. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, and August 14, 2013)**

ACTION: CONTINUED TO AUGUST 12, 2015

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

19. **AMP-07-08 (35791) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Mixed-Use Neighborhood to Resort Commercial. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, and August 14, 2013)**

ACTION: CONTINUED TO AUGUST 12, 2015

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

20. **ZN-20-08 (35795) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a reclassification of property from an R-E, Ranch Estates District to a PUD, Planned Unit Development District consisting of a casino/hotel. This property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, and August 14, 2013)**

ACTION: CONTINUED TO AUGUST 12, 2015

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

21. **GED-03-08 (35793) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a petition to establish a Gaming Enterprise District. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, and August 14, 2013)**

ACTION: CONTINUED TO AUGUST 12, 2015

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

22. **UN-64-08 (35794) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a special use permit in an R-E, Ranch Estates District (proposed PUD, Planned Unit Development District) to allow a casino/hotel. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel

Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, and August 14, 2013)**

**ACTION: CONTINUED TO AUGUST 12, 2015**

**MOTION: Commissioner Kraft**

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

**NAYS: None**

**ABSTAIN: None**

23. **ZN-97-05 (48721) CLAYTON PARK** (Public Hearing). An application submitted by Clayton Park, LLC, property owner, for an amendment to a previously approved PUD, Planned Unit Development District, to add up to 43 residential dwelling units to an office warehouse development. The property is located at 3355 Clayton Avenue. The Assessor's Parcel Number is 139-08-811-045. (For possible action) **(Continued July 9, 2014)**

**ACTION: APPROVED PER STAFF'S RECOMMENDED CONDITIONS; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION**

**MOTION: Commissioner Acevedo**

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

**NAYS: None**

**ABSTAIN: None**

24. **SPA-01-14 (48727) ANN LOSEE VILLAGE 3** (Public Hearing). An application submitted by Harmony 461 LLC, property owner, for an appeal of a decision under Title 16 concerning development within an existing PUD, Planned Unit Development District. The property is located at the southeast corner of Ann Road and Lawrence Street. The Assessor's Parcel Numbers are 124-35-513-001 through 124-35-513-092 and 124-35-595-003. (For Possible Action) **(Continued June 11, 2014 and July 9, 2014)**

**ACTION: CONTINUED TO OCTOBER 8, 2014**

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

25. **ZN-98-04 (48725) ANN LOSEE VILLAGE 3** (Public Hearing). An application submitted by Harmony 461 LLC, property owner, for an amendment to a previously approved PUD, Planned Unit Development District, to remove the requirement to construct a Flood Control Facility. The property is located at the southeast corner of Ann Road and Lawrence Street. The Assessor's Parcel Numbers are 124-35-513-001 through 124-35-513-092 and 124-35-595-003. (For Possible Action) **(Continued June 11, 2014 and July 9, 2014)**

ACTION: CONTINUED TO OCTOBER 8, 2014

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

### **PUBLIC FORUM**

There was no public participation.

### **DIRECTOR'S BUSINESS**

Director Blackburn advised electronic voting through SIRE is scheduled to go live in October.

Director Blackburn advised when public comments are made regarding unmaintained properties, they will be forwarded to Code Enforcement for review. Should the Planning Commission desire, a follow-up report can be provided.

Director Blackburn provided an update regarding modifications to Title 17 pertaining to medical marijuana. To date, approximately 98 zoning verification letters have been requested. A Special City Council meeting is scheduled October 14, 2014, to consider all medical marijuana applications received between August 18-September 3, 2014.

Director Blackburn advised customers who were unable to access supporting documents for Planning Commission agenda items [via hyperlinks] may have issues

with their web browsers. This issue has been addressed with Information Technologies, who is researching this matter.

### **CHAIRMAN'S BUSINESS**

Chairman Nelson thanked Commissioner Acevedo and Chief Deputy City Attorney Bethany Rudd Sanchez for their assistance with Spanish translation throughout tonight's meeting. The Planning Commission appreciated this valuable service to the City's customers.

### **ADJOURNMENT**

The meeting adjourned at 8:03 p.m.