

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

November 12, 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 Felix Acevedo

**PUBLIC FORUM**

There was no public participation.

**AGENDA**

1. Approval of the Planning Commission Meeting Agenda of November 12, 2014  
(For possible action)

**ACTION:** APPROVED AS AMENDED; ITEM NOS. 10 (ZN-14-14), 11 (T-1371), AND 15 (SPR-06-14) CONTINUED TO DECEMBER 10, 2014. ITEM NO. 20 (SPA-02-14), WITHDRAWN BY THE APPLICANT

**MOTION:** Commissioner Kraft

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

**NAYS:** None

**ABSTAIN:** None

2. Approval of the Planning Commission Meeting Minutes of October 8, 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. **AMP-07-14 (49598) ABOVE GROUND UTILITY PLAN (Public Hearing).** An application submitted by the City of North Las Vegas for an amendment to the City of North Las Vegas 2006 Comprehensive Master Plan, to amend Chapter 3, Guiding Principles, Goals and Policies, and Figure A-9: Transmission Line and Substation Plan, to comply with the requirements of NRS 278.165, and development and adoption of an above ground utility plan. (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

4. **ZN-08-97 (49972) GEC CHEYENNE DEVELOPMENT (Public Hearing).** An application submitted by The Layout Company on behalf of 5090 Mary Park, Series IV LLC, property owner, for an amendment to an existing PUD, Planned Unit Development District, to amend the preliminary development plan to allow light industrial uses. The property is located at the northwest corner of Cheyenne Avenue and Allen Lane. The Assessor's Parcel Numbers are 139-08-417-001 and 139-08-417-016. (For possible action)

ACTION: APPROVED PER AMENDED CONDITION NO. 3, AND PER SITE PLANS AND ELEVATIONS AS PRESENTED AT THE NOVEMBER 12, 2014 PLANNING COMMISSION MEETING; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

**Condition No. 3 amended to read:**

A minimum of eight (8) feet of landscaping shall be provided along the northern property line.

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

5. **UN-106-14 (49930) LONE MOUNTAIN TRUCK LEASING (Public Hearing).** An application submitted by Tim C. Ayala on behalf of Fleetpark LLC, property owner, for a special use permit in an M-2, General Industrial District, to allow a vehicle sales establishment. The property is located at 4020 East Lone Mountain Road. The Assessor's Parcel Numbers are 123-31-801-003 and 123-31-801-004. (For possible action)

ACTION: CONTINUED TO DECEMBER 10, 2014, PER THE REQUEST OF THE APPLICANT

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

6. **UN-108-14 (49974) AWESOME AUTO SALES INC. (Public Hearing).** An application submitted by Troy Smith on behalf of Renee R. Silvaggio, property owner, for a special use permit in an M-2, General Industrial District, for a vehicle sales establishment. The property is located at 2246 Losee Road. The Assessor's Parcel Numbers are 139-22-510-012 and 13-22-510-013. (For possible action)

ACTION: APPROVED PER STAFF RECOMMENDED CONDITIONS

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

7. **VN-03-14 (49886) UNITED RECYCLING (Public Hearing).** An application submitted by Michael Livingston, AIA, on behalf of Railroad Valley Enterprises LLC for a variance in an M-2, General Industrial District, to allow a 14 foot front setback where 20 feet is required. The property is located at 3383 Losee Road. The Assessor's Parcel Numbers are 139-11-413-002 thru 139-11-413-005. (For possible action)

ACTION: APPROVED PER STAFF RECOMMENDED CONDITION

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

8. **FDP-06-14 (49444) 14 FLOWER.** An application submitted by Sergio Gomez, property owner, for a final development plan review in a PUD, Planned Unit Development District, to develop a professional office. The property is located at 2500 Flower Avenue. The Assessor's Parcel Number is 139-24-312-038. (For possible action)

**ACTION:** APPROVED PER STAFF RECOMMENDED CONDITIONS

**MOTION:** Commissioner Perkins

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

**NAYS:** None

**ABSTAIN:** None

9. **FDP-07-14 (49941) TIERRA SANTA.** An application submitted by Woodside Homes of Nevada LLC, property owner, for a Final Development Plan review in a PUD, Planned Unit Development District, to develop 152 single-family dwelling units. The properties are located at the northwest corner of North Fifth Street and Dorrell Lane. The Assessor's Parcel Numbers are 124-22-512-001 thru 124-22-512-152. (For possible action)

**ACTION:** APPROVED PER STAFF RECOMMENDED CONDITIONS

**MOTION:** Commissioner Aston

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

**NAYS:** None

**ABSTAIN:** None

10. **ZN-14-14 (49975) CENTENNIAL SPRINGS II (Public Hearing).** An application submitted by KB Home LV Centennial Springs, property owner, for a reclassification of property from an R-2, Single-Family Medium Density District, to a PUD, Planned Unit Development District, consisting of 143 single-family dwelling units. The property is located at the northwest corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Numbers are 124-30-101-010, 124-30-195-001 and 124-30-113-001 thru 1124-30-113- 075. (For possible action)

**ACTION:** CONTINUED TO DECEMBER 10, 2014, PER THE REQUEST OF THE APPLICANT

**MOTION:** Commissioner Kraft

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

**NAYS:** None

**ABSTAIN:** None

11. **T-1371 (49976) CENTENNIAL SPRINGS II.** An application submitted by KB Home LV Centennial Springs, property owner, for approval of a tentative map in an R-2, Single-Family, Medium Density District, (proposed property reclassification to a PUD, Planned Unit Development District) to allow 143 single-family dwelling lots. The properties are located at the northwest corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Numbers are 124-30-101-010, 124-30-195-001 and 124-30-113-001 thru 124-30-113-075. (For possible action)

ACTION: CONTINUED TO DECEMBER 10, 2014, PER THE REQUEST OF THE APPLICANT

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

12. **UN-107-14 (49964) U-HAUL RENTAL (Public Hearing).** An application submitted by Fast & EZ Self Storage, Inc., property owner, for a special use permit in an M-2, General Industrial District, to allow a vehicle rental facility. The property is located at 915 East Colton Avenue. The Assessor's Parcel Number is 139-11-402-003. (For possible action)

ACTION: CONTINUED TO DECEMBER 10, 2014

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

13. **AMP-09-14 (49966) SERENITY CIRCLE APARTMENTS (Public Hearing).** An application submitted by Coran Lake Mead LLC, c/o Filipp Chebotarev, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Employment to Multi-Family. The Assessor's Parcel Numbers are 139-20-202-009 thru 139-20-202-011. The properties are located approximately 650 feet west of Simmons Street and south of Lake Mead Boulevard. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

14. **ZN-13-14 (49965) SERENITY CIRCLE APARTMENTS (Public Hearing).** An application submitted by Coran Lake Mead LLC, c/o Filipp Chebotarev, property owner, for a reclassification of property from a PUD, Planned Unit Development District, to an R-3 Multi-Family Residential District. The Assessor's Parcel Numbers are 139-20-202-009 thru 139-20-202-011. The properties are located approximately 650 feet west of Simmons Street and south of Lake Mead Boulevard. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

15. **SPR-06-14 (49967) SERENITY CIRCLE APARTMENTS (Public Hearing).** An application submitted by Coran Lake Mead LLC, c/o Filipp Chebotarev, property owner, for a site plan review in a PUD, Planned Unit Development District (proposed property reclassification to the R-3, Multi-Family Residential District) to allow 271 multi-family dwelling units. The Assessor's Parcel Numbers are 139-20-202-009 thru 139-20-202-011. (For possible action)

ACTION: CONTINUED TO DECEMBER 10, 2014, PER THE REQUEST OF THE APPLICANT

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

16. **SPR-04-14 (49714) MME PROD. AT M16 AT APEX (Public Hearing).** An application submitted by Clark Natural Medicinal Solution, LLC dba NuVeda, on behalf of FNBN Kapex LLC / Sorenson Group Management, property owner, for a Site Plan Review in an M-2, General Industrial District to allow an industrial style warehouse building consisting of approximately 108,855 square feet. (For possible action)

ACTION: WITHDRAWN PER THE REQUEST OF THE APPLICANT. (NO VOTES WERE CAST)

17. **T-1370 (49970) SPEEDWAY I-15 COMMERCIAL.** An application submitted by 702 Capital LLC, property owner, for approval of a tentative map to create single lot commercial subdivision. The property is located at the northwest corner of Speedway Boulevard and I-15 Highway. The Assessor's Parcel Number is 123-22-701-003. (For possible action)

ACTION: APPROVED PER STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Acevedo

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

NAYS: None

ABSTAIN: None

18. **Resolution No. 2014-01;** A resolution of the Planning Commission modifying a requirement within Title 17, Section 17.12.070, Subsection H, the requirement for industrial development exceeding 80,000 square feet in size to be considered by the Planning Commission and permitting the Director to conduct this review. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

**OLD BUSINESS**

19. **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) **(Continued August 13, 2014, September 10, 2014, and October 8, 2014)**

**ACTION:** APPROVED PER STAFF RECOMMENDED CONDITIONS;  
FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL  
CONSIDERATION

**MOTION:** Commissioner Perkins

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

**NAYS:** None

**ABSTAIN:** None

20. **SPA-02-14 (49287) HOME OCCUPATION APPEAL.** An application submitted by Mathew Olden, property owner, for an administrative appeal of the Director's decision regarding a home occupation permit. The property is located at 7118 Puetollano Drive. The Assessor's Parcel Number is 124-19-513-067. (For possible action) **(Continued September 10, 2014)**

**ACTION:** WITHDRAWN BY THE APPLICANT

**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 reviewed administrative changes regarding setting public hearing dates for agenda items that are forwarded from the Planning Commission to City Council.

Director Blackburn thanked the Planning Commission for their support of Resolution 2014-01, and also extended appreciation on behalf of Mayor Lee.

### **CHAIRMAN'S BUSINESS**

Chairman Nelson had no business to report.

Commissioner Perkins asked when the Planning Commission meetings would be converted to SIRE. Director Blackburn advised meetings with the City Clerk have been held and are scheduled regarding this issue. He added staff is exploring the option of iPads for the Planning Commission.

### **ADJOURNMENT**

The meeting adjourned at 8:36 p.m.