

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

December 10, 2014

BRIEFING

5:30 P.M., Caucus Room, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada

CALL TO ORDER

6:05 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 Sylvia Joiner-Greene

PUBLIC FORUM

There was no public participation.

AGENDA

1. Approval of the Planning Commission Meeting Agenda of December 10, 2014
(For possible action)

ACTION: APPROVED AS AMENDED; ITEM NOS. 5 (AMP-10-14), 6 (ZN-15-14), 7 (VN-04-14), 8 (WAV-01-14), AND 9 (SPR-07-14), CONTINUED TO JANUARY 14, 2015; ITEM NOS. 15 (ZN-14-14) AND 16 (T-1371), WITHDRAWN, PER THE APPLICANT'S REQUEST; ITEM NO. 18 (SPR-06-14), CONTINUED TO JANUARY 14, 2015; ITEM NOS. 21 (SPA-01-14) AND 22 (ZN-98-04), CONTINUED TO FEBRUARY 11, 2015

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 November 12, 2014
(For possible action)

ACTION: APPROVED

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

3. **ZN-16-14 (50161) PROFESSIONAL OFFICE (Public Hearing).** An application submitted by Tim C. Ayala on behalf of Lysett A. Dominguez and Franty Valdex Ayon, property owners, for reclassification of property from the current designation of PUD, Planned Unit Development District to a PUD/PID, Planned Unit Development District / Planned Infill Development District consisting of two professional offices. The properties are located at 2500 East Tonopah Avenue and 1820 Civic Center Drive. The Assessor's Parcel numbers are 139-24-312-114 and 139-24-312-077. (For possible action)

ACTION: APPROVED PER STAFF RECOMMENDED AND AMENDED CONDITIONS; FORWARDED TO CITY COUNCIL FOR FINAL ACTION

Condition No. 8, Planning and Zoning: (amended condition)

A four foot (4') decorative wall or fence shall be constructed on the property line to protect the existing power pole and associated guide wire.

Condition No. 9, Planning and Zoning: (added condition)

Uses within this PID shall be limited to professional office.

Condition Nos. 9 and 10 were renumbered to 10 and 11.

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

4. **FDP-05-14 (49602) PROFESSIONAL TAX OFFICE.** An application submitted by Tim C. Ayala, on behalf of Lysett A. Dominguez and Franty Valdes Ayon, property owners, for a Final Development Plan in a PUD, Planned Unit Development District (proposed property reclassification to a PUD/PID, Planned Unit Development District / Planned Infill Development District) to develop two professional offices. The properties are located at 2500 East Tonopah Avenue and 1820 Civic Center Drive. The Assessor's Parcel Numbers are 139-24-312-114 and 139-24-312-077. (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

5. **AMP-10-14 (50126) MADISON PALMS (Public Hearing).** An application submitted by George Gekakis, Inc. on behalf of Madison Square LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Community Commercial to Multi-Family. The property is located approximately 400 feet north of Ann Road and east of Ferrell Street (3150 West Ann Road). The Assessor's Parcel Number is 124-29-412-002. (For possible action)

ACTION: CONTINUED TO JANUARY 14, 2015

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

6. **ZN-15-14 (50127) MADISON PALMS (Public Hearing).** An application submitted by George Gekakis, Inc. on behalf of Madison Square LLC, property owner, for reclassification of property from the current designation of C-1, Neighborhood Commercial District to an R-3, Multi-Family Residential District. The property is located approximately 400 feet north of Ann Road and east of Ferrell Street (3150 West Ann Road). The Assessor's Parcel Number is 124-29-412-002. (For possible action)

ACTION: CONTINUED TO JANUARY 14, 2015

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

7. **VN-04-14 (50129) MADISON PALMS (Public Hearing).** An application submitted by George Gekakis, Inc. on behalf of Madison Square LLC, property owner, for a variance in a C-1, Neighborhood Commercial District (proposed property reclassification to an R-3, Multi-Family Residential District) to allow 39 foot high building where 35 feet the maximum allowed. The property is located approximately 400 feet north of Ann Road and east of Ferrell Street (3150 West Ann Road). The Assessor's Parcel Number is 124-29-412-002. (For possible action)

ACTION: CONTINUED TO JANUARY 14, 2015

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

8. **WAV-01-14 (50128) MADISON PALMS (Public Hearing).** An application submitted by George Gekakis, Inc., on behalf of Madison Square LLC, property owner, for a waiver in a C-1, Neighborhood Commercial District (proposed property reclassification to an R-3, Multi-Family Residential District) to allow 157 parking spaces where 284 are required. The property is located approximately 400 feet south of Ann Road and east of Ferrell Street (3150 W. Ann Road). The Assessor's Parcel Number is 124-29-412-002. (For possible action)

ACTION: CONTINUED TO JANUARY 14, 2015

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

9. **SPR-07-14 (50130) MADISON PALMS (Public Hearing).** An application submitted by George Gekakis, Inc. on behalf of Madison Square LLC, for a site plan review in a C-1, Neighborhood Commercial District (proposed property reclassification to an R-3, Multi-Family Residential District) to allow 126 units of multi-family residential dwellings. The property is located approximately 400 feet north of Ann Road and east of Ferrell Street (3150 West Ann Road). The Assessor's Parcel Number is 124-29-412-002. (For possible action)

ACTION: CONTINUED TO JANUARY 14, 2015

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

10. **UN-109-14 (50141) DISCHBEIN MOTOR SPORTS (Public Hearing).** An application submitted by Dischbein Motor Sports, on behalf of Brookspark II, 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 2926 Brookspark Drive, Suite #300. The Assessor's Parcel Number is 139-15-615-008. (For possible action)

ACTION: APPROVED PER STAFF RECOMMENDED CONDITIONS

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

11. **UN-112-14 (50155) SMITH'S 345 FUEL CENTER (Public Hearing).** An application submitted by Smith's Food and Drug Stores Inc., property owner, for a special use permit in a C-2, General Commercial District, to allow a fuel sales facility. The property is located at 5564 Camino Al Norte. The Assessor's Parcel Number is 124-33-512-001. (For possible action)

ACTION: APPROVED PER STAFF RECOMMENDED CONDITIONS

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

12. **UN-113-14 (50156) CRAIG AND BERG PYLON SIGN (Public Hearing).** An application submitted by Morgan Investments, FLP, property owner, for a special use permit in a M-2, General Industrial District to allow a freestanding sign with a height of 100 feet and an area of 1,209 square feet. The property is located at the southeast corner of Craig Road and Berg Street. The Assessor's Parcel Number is 139-01-302-006. (For possible action)

ACTION: APPROVED PER STAFF RECOMMENDED CONDITIONS AND AMENDMENTS, PER MEMORANDUM DATED DECEMBER 3, 2014

Condition No. 5 amended as follows:

Adequate separation, per the *Design and Construction Standards for Wastewater Collection Systems*, is required from the proposed sign pole to the existing sewer line; subject to review of the Utilities Department director.

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

13. **UN-114-14 (50159) PIZA AUTO SALES (Public Hearing).** An application submitted by Caristino Piza-Chona on behalf of Decatur Plaza 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 5520 North Decatur Boulevard. The Assessor's Parcel Number is 124-31-101-008. (For possible action)

ACTION: APPROVED PER STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

14. **VAC-09-14 (50090) GOLDFIELD II (Public Hearing).** An application submitted by William Lyon Homes Inc., property owner, to vacate a portion of right-of-way next to Lone Mountain Road. The property is generally located approximately 380 feet west of North 5th Street and north of Lone Mountain Road extending west approximately 240 feet. The Assessor's Parcel Number is 124-34-804-005. (For possible action)

ACTION: APPROVED PER STAFF RECOMMENDED CONDITIONS;
FORWARDED TO CITY COUNCIL

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

OLD BUSINESS

15. **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) **(Continued November 12, 2014)**

ACTION: WITHDRAWN, PER THE APPLICANT'S REQUEST

16. **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) **(Continued November 12, 2014)**

ACTION: WITHDRAWN, PER THE APPLICANT'S REQUEST

17. **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) **(Continued November 12, 2014)**

ACTION: APPROVED PER STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

18. **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) **(Continued November 12, 2014)**

ACTION: CONTINUED TO JANUARY 14, 2015

MOTION: Commissioner Kraft

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

NAYS: None

ABSTAIN: None

19. **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) **(Continued November 12, 2014)**

ACTION: APPROVED PER STAFF RECOMMENDED CONDITIONS AND AMENDMENTS, PER MEMORANDUM DATED DECEMBER 3, 2014

Condition No. 4 amended as follows:

Appropriate mapping is required to combine the parcels. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code and associated Master Plans in effect at the time of subdivision and/or parcel map approval. The mapping shall be completed within 180 days of approval of this application.

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

20. **UN-30-14 (49353) CARL'S JR. AT NATURE PARK (Public Hearing).** An application submitted by Ten 15 Nature Park LLC, property owner, for a special use permit in an MPC/C-P, Master Planned Community/Professional Office Commercial District to allow a convenience food restaurant. The property is located at the northeast corner of Aliante Parkway and Nature Park Drive. The Assessor's Parcel Number is 124-20-501-007. (For possible action) **(Continued September 10 and October 8, 2014)**

A listing of the 18 individuals who opposed this item, and the 16 who supported this item will be included in the December 10, 2014 meeting minutes, which will be presented to the Planning Commission for approval on January 14, 2015.

ACTION: APPROVED PER STAFF RECOMMENDED CONDITIONS AND ADDED CONDITION NO. 5, PLANNING AND ZONING:

Added Condition No. 5 to read as follows:

Landscaping shall be enhanced between the drive aisle and the property line with trees and shrubs to provide an 80% ground coverage.

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

21. **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, July 9, and October 8, 2014)**

ACTION: CONTINUED TO FEBRUARY 11, 2015

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

22. **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, July 9, and October 8, 2014)**

ACTION: CONTINUED TO FEBRUARY 11, 2015

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

PUBLIC FORUM

The citizens listed below expressed their dissatisfaction with the Planning Commission's decision to approve Item No. 20, UN-30-14.

Dan Mulawski, 2205 Barhill Avenue, North Las Vegas; Steven Katten, 1983 Backwood, North Las Vegas; Pat Porterfield 7137 Pipers Run, North Las Vegas; Kenyatta Robinson, 2917 Tropic Bird, North Las Vegas; and Marisa Kagan, 7108 Manzanares Dr., North Las Vegas

DIRECTOR'S BUSINESS

Director Blackburn thanked the Planning Commission for their diligence. He advised staff is revising Title 17 and would provide a draft for their review prior to the January 14, 2015 meeting.

Director Blackburn extended wishes for a happy holiday to the Planning Commission and Staff.

CHAIRMAN'S BUSINESS

Chairman Stone thanked the Public Works staff for their assistance with the traffic study, and extended wishes for a happy holiday to the Planning Commission and Staff.

ADJOURNMENT

The meeting adjourned at 9:36 p.m.