

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

January 14, 2015

**BRIEFING**

5:00 P.M., Caucus Room, 2250 Las Vegas Boulevard, North  
North Las Vegas, Nevada

**CALL TO ORDER**

6:06 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 Laura Perkins

**PUBLIC FORUM**

There was no public participation.

### AGENDA

1. Approval of the Planning Commission Meeting Agenda of January 14, 2015 (For possible action)

ACTION: APPROVED AS AMENDED; ITEM NO. 9 (SPR-06-14) CONTINUED TO MARCH 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 December 10, 2014 (For possible action)

ACTION: APPROVED

MOTION: Commissioner Joiner-Greene

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

NAYS: None

ABSTAIN: None

### PRESENTATION

3. Presentation regarding Southern Nevada Strong Downtown Opportunity Site (For Informational Purposes Only)

ACTION: PRESENTATION GIVEN BY JOHANNA MURPHY, PRINCIPAL PLANNER

**NEW BUSINESS**

4. **ZN-01-15 (50298) BRING EM YOUNG ACADEMY (Public Hearing).** An application submitted by Donald and Gloria Phillips, on behalf of Donna L. Callahan, property owner, for a reclassification of property from the current designation of R-E, Ranch Estate District to a C-P, Professional Office Commercial District. The property is located at 4100 North Decatur Boulevard. The Assessor's Parcel Number is 139-06-411-002. (For possible action)

**ACTION:** APPROVED PER STAFF RECOMMENDATIONS; 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

5. **VAC-01-15 (50208) NORTH 5<sup>TH</sup> STREET, PHASE 1D (Public Hearing).** An application submitted by the City of North Las Vegas, property owner, to vacate a portion of public right-of-way located east of Losee Road and north of the North 5<sup>th</sup> Street bridge alignment. The Assessor's Parcel Number is 139-14-399-006. (For possible action)

**ACTION:** APPROVED PER STAFF RECOMMENDATIONS; 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

6. **ZOA-01-15 (50366) CITY OF NORTH LAS VEGAS (Public Hearing).** An application initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), pertaining to various residential development standards regarding home and subdivision design; individual lot requirements; and providing for other matters property related thereto. (For possible action)

**ACTION:** APPROVED PER STAFF RECOMMENDATIONS; 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

7. **UN-01-15 (50396) QUICKS AUTO SALES (Public Hearing).** An application submitted by Jose & Maria L. Tapia, property owners, for a special use permit in a C-2, General Commercial District to allow a vehicle sales facility. The property is located at 2925 Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-602-006. (For possible action)

ACTION: APPROVED PER STAFF RECOMMENDATIONS; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

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

8. **UN-34-13 (50078) NATURAL GAS FUELING STATION (Public Hearing).** An application submitted by Jim Ames – Transfuels LLC, on behalf of Mortons Investment Group LP, property owner, for an extension of time for a previously approved special use permit in an M-2, General Industrial District, to allow the storage of hazardous material (Liquid Natural Gas, LNG). The property is located at 1000 E Cheyenne Avenue. The Assessor's Parcel Number is 139-11-403-005. (For possible action)

ACTION: APPROVED PER STAFF RECOMMENDATIONS; 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

**OLD BUSINESS**

9. **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 and December 10, 2014)**

**ACTION:** CONTINUED TO MARCH 11, 2015 PER THE APPLICANT'S REQUEST

**MOTION:** Commissioner Kraft

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

**NAYS:** None

**ABSTAIN:** None

10. **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) **(Continued December 10, 2014)**

**ACTION:** APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

**MOTION:** Commissioner Kraft

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

**NAYS:** Commissioner Perkins

**ABSTAIN:** None

11. **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) **(Continued December 10, 2014)**

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

12. **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) **(Continued December 10, 2014)**

ACTION: APPROVED

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

13. **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) **(Continued December 10, 2014)**

ACTION: APPROVED PER STAFF RECOMMENDATIONS; 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

14. **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) **(Continued December 10, 2014)**

**ACTION:** APPROVED PER STAFF RECOMMENDED CONDITIONS LISTED IN REVISED MEMORANDUM DATED JANUARY 14, 2015

**MOTION:** Commissioner Joiner-Greene

**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 conveyed a Special City Council meeting (Financial Summit) was held January 5, 2015 regarding recommendations to address the City's challenges regarding improved community services and enhanced financial stability. A copy of the presentation materials will be forwarded to the Planning Commission.

Director Blackburn extended an invitation to the Planning Commission to attend the 2015 North Las Vegas State of the City Address and Luncheon on Tuesday, January 27, at the Texas Station.

#### **CHAIRMAN'S BUSINESS**

There were no action items.

#### **ADJOURNMENT**

The meeting adjourned at 7:58 p.m.