ACTION REPORT
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION

June 10, 2015

All Staff Reports and attachments are available on the City's Website – http://www.cityofnorthlasvegas.com

The North Las Vegas City Council Chamber is accessible to all persons. For reasonable accommodations to those with disability impairments, please contact the ADA Coordinator at (702) 633-1501 or TDD (800) 326-6868 at least seventy-two (72) hours in advance of the meeting. For general questions regarding this agenda, please contact the Community Development and Compliance Department at (702) 633-1516.

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

Acting Chairman Willard Ewing

VERIFICATION

Julie Shields, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Felix Acevedo

PUBLIC FORUM

Jeff Alpert, 3828 Fuselier Dr., North Las Vegas, spoke regarding a salvage/restoration business located near Gowan and Clayton. Mr. Alpert advised when this item was before the Planning Commission in August 2014, the owner agreed no foam or mattresses would be stored outside. Mr. Alpert drove past the site and reported numerous bundles of foam and mattresses were outside.

AGENDA

1. Approval of the Planning Commission Meeting Agenda of June 10, 2015 (For possible action)

ACTION: APPROVED, AS AMENDED. ITEM NOS. 10, AMP-01-15 AND 11, ZN-04-15 CONTINUED TO JULY 8, 2015

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

MINUTES

2. Approval of the Planning Commission Meeting Minutes of May 13, 2015 (For possible action)

ACTION: APPROVED

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

NEW BUSINESS

3. **SPR-03-15 (51563) GOLDFIELD REGENA APTS (Public Hearing).** An application submitted by James J. Bohan on behalf of Regena & Goldfield LLC, property owner, for a site plan review in an R-3, Multi-Family Residential District, to allow 80 apartment units. The property is located at 124 West Regena Avenue. The Assessor's Parcel Number is 124-27-504-001. (For possible action)

ACTION: APPROVED

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

4. **UN-35-15 (51559) PLAZA BONITA (Public Hearing)**. An application submitted by Forever Signs, on behalf of Jaime Martinez, property owner, for a special use permit in a C-2, General Commercial District, to allow a second directory sign, 280 square feet in area and 37 feet in height. The property is located at 2372 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-313-001. (For possible action)

ACTION: APPROVED; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL ACTION

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

5. **UN-36-15 (51562) USA TOWING STORAGE YARD (Public Hearing)**. An application submitted by Hector Ramirez, on behalf of Crenshaw Rentals Trust, property owner, for a special use permit in an M-2, General Industrial District, to allow a vehicle impound yard. The property is located at 2105 West Gowan Road. The Assessor's Parcel Number is 139-08-701-004. (For possible action)

ACTION: DENIED; FAILED

MOTION 1: Commissioner Acevedo
AYES: Commissioner Acevedo
NAYS: Vice-Chairman Ewing, Commissioners Aston, Perkins, Joiner-Greene, and Kraft
ABSTAIN: None

ACTION: APPROVED, AS AMENDED.

NEW CONDITION NO. 3 TO READ: THE OVERFLOW STORAGE AREA AND DRIVE AISLE SHALL BE PAVED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

EXISTING CONDITION NO. 3 AND 4 TO BE RENUMBERED.

MOTION 2: Commissioner Kraft
AYES: Vice-Chairman Ewing, Commissioners Aston, Perkins, Joiner-Greene, and Kraft
NAYS: Commissioner Acevedo
ABSTAIN: None

6. **UN-74-10 (51596) ARCO AM/PM FUEL CANOPY (Public Hearing)**. An application submitted by Bouquet Inc, property owner, for an amendment to a previously approved special use permit allowing a convenience store with gas pumps in a C-1, Neighborhood Commercial District, to amend Condition Four (4) revising the gas station canopy elevations. The property is located at 330 Centennial Parkway. The Assessor's Parcel Number is 124-22-401-012. (For possible action)

ACTION: APPROVED

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

7. **UN-34-15 (51537) IGNITED PRAISE FELLOWSHIP (Public Hearing)**. An application submitted by Ignited Praise Fellowship, on behalf of La Falen Corporation, property owner, for a special use permit in a C-2, General Commercial District, to allow a religious institution (church). The property is located at 3960 West Craig Road, Suites 115C-117C. The Assessor's Parcel Number is 139-06-615-006. (For possible action)

ACTION: APPROVED

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

8. **UN-37-15 (51565) OPERA HOUSE CASINO (Public Hearing)**. An application submitted by ESC Development, LLC, property owner, for a special use permit in a C-2, General Commercial District, to allow an expansion and reconstruction of a Non-Restricted Gaming (casino) establishment. The property is located at 2542 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-410-035. (For possible action)

ACTION: APPROVED; ITEM FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL ACTION

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

9. **UN-38-15 (51567) CALLIBER COLLISION NLV (Public Hearing)**. An application submitted by Cross Development CC North Las Vegas, LLC, on behalf of Block Data Center Las Vegas I, L.P. (Kevin Keating), 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 4527 Losee Road. The Assessor's Parcel Number is 139-02-613-006. (For possible action)

ACTION: APPROVED

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

OLD BUSINESS

10. **AMP-01-15 (51321) HUANGHAI PROJECT (Public Hearing)**. An application submitted by James Liu on behalf of Tsai, Meng-Chun and Meng-Wei property owners, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Heavy Industrial to Mixed Use Employment. The property is located at the northeast corner of Commerce Street and Cheyenne Avenue. The Assessor's Parcel number is 139-10-801-001. (For possible action) (Continued May 13, 2015)

ACTION: CONTINUED TO JULY 8, 2015

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

11. **ZN-04-15 (51322) HUANGHAI PROJECT (Public Hearing)**. An application submitted by James Liu on behalf of Tsai, Meng-Chun and Meng-Wei property owners, for a reclassification of property from the current designation of M-2, General Industrial District to PUD, Planned Unit Development District, consisting of warehouses; commercial retail; business / professional offices; and accessory residential dwelling units. The property is located at the northeast corner of Commerce Street and Cheyenne Avenue. The Assessor's Parcel Number is 139-10-801-001. (For possible action) (Continued May 13, 2015)

ACTION: CONTINUED TO JULY 8, 2015

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

PUBLIC FORUM

Jeff Alpert, 3828 Fuselier Dr., North Las Vegas, spoke regarding Item No. 5, UN-36-15 and advised the motion was read as UN-36-14. It was discovered a typographical error existed on the Staff Report.

Mr. Alpert discussed holding neighborhood meetings pertaining to the Huanghai Project and Commissioner Perkins advised a meeting was held on June 2 at the Doolittle Center.

DIRECTOR'S BUSINESS

Director Blackburn advised re-appointment requests for Commissioners Ewing and Joiner-Greene were received. (*Note*: the next step in this process is to move requests forward to City Council for final consideration)

Director Blackburn conveyed the City of North Las Vegas is a finalist on Project Robin.

Director Blackburn advised voting for officers (Chairman and Vice-Chairman) would take place at the July 8, 2015 Planning Commission meeting.

Director Blackburn stated the Development Agreement for Tule Springs was approved.

CHAIRMAN'S BUSINESS

There was no business to report.

ADJOURNMENT

The meeting adjourned at 6:57 p.m.