

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

July 8, 2015

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**BRIEFING**

5:30 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**

Diana Tsouras, Recording Secretary

**PLEDGE OF ALLEGIANCE**

Commissioner Sylvia Joiner-Greene

**ELECTION OF PLANNING COMMISSION OFFICERS**

(For possible action)

ACTION: ELECTION HELD. WILLARD EWING ELECTED CHAIRMAN AND  
KENNETH KRAFT ELECTED VICE-CHAIRMAN

**PUBLIC FORUM**

**Jeff Alpert, 3828 Fuselier Dr., North Las Vegas,** inquired when the Planning Commission meetings would be available through web streaming on the City's website.

**AGENDA**

1. Approval of the Planning Commission Meeting Agenda of July 8, 2015 (For possible action)

ACTION: APPROVED

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

**MINUTES**

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

ACTION: APPROVED

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: Commissioner Stone

**NEW BUSINESS**

3. **UN-39-15 (51677) VCA (Public Hearing).** An application submitted by Vegas Cheer Authority, on behalf of GSC Industries LLC, property owner, for a special use permit in an M-2, General Industrial District, to allow an indoor recreation facility (Cheer Academy). The property is located at 4700 Mitchell Street. The Assessor's Parcel Number is 140-06-110-009. (For possible action)

ACTION: WITHDRAWN BY APPLICANT

4. **UN-40-15 (51747) 100 FOOT SIGN (Public Hearing).** An application submitted by RLT Corporation, on behalf of Camp-Out, Inc., property owner, for a special use permit in an M-2, General Industrial District to allow a 311 square foot sign with a height of 100 feet. The property is located approximately 200 feet west of Losee Road and south of Cheyenne Avenue. The Assessor's Parcel Number is 139-14-101-020. (For possible action)

ACTION: APPROVED PER STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Joiner-Greene

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

NAYS: None

ABSTAIN: None

5. **T-1372 (51754) ELDORADO RCL #26.** An application submitted by Pardee Homes of Nevada, property owner, for approval of a tentative map in an OL/DA Open Land/Development Agreement District to allow 86 single-family dwelling lots. The property is located at the southeast corner of Ann Road and Emerald Basin Street. The Assessor's Parcel Number is 124-33-517-062. (For possible action)

ACTION: APPROVED PER STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Stone

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

NAYS: None

ABSTAIN: None

6. **VN-03-15 (51755) ELDORADO RCL #26 (Public Hearing).** An application submitted by Pardee Homes of Nevada, property owner, for a variance in an OL/DA Open Land/Development Agreement District to allow an 18 foot garage setback where 20 feet is required, a 12 foot front house setback where 15 feet is required and a 10 foot corner side setback where 15 feet is required. The property is located at the southeast corner of Ann Road and Emerald Basin Street. The Assessor's Parcel Number is 124-33-517-062. (For possible action)

ACTION: APPROVED PER STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

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

NAYS: None

ABSTAIN: None

7. **UN-36-03 (51714) COAST HOTEL & CASINO (Public Hearing).** An application submitted by Lewis Investment Company of Nevada, LLC, property owner, for an extension of time to a previously approved special use permit allowing a hotel and casino with a height of 190 feet in a C-2, General Commercial District. The property is located at the southwest corner of Centennial Parkway and Lamb Boulevard. The Assessor's Parcel Number is 123-30-501-008. (For possible action)

ACTION: APPROVED PER STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

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

NAYS: None

ABSTAIN: None

8. **ZN-05-15 (51750) NORTHGATE INDUSTRIAL 1 (Public Hearing).** An application submitted by Tracy Hammer on behalf of Capital XI, LLC, property owner, for a reclassification of property from the current designation of MUD, Mixed-Use Development District to M-2, General Industrial District. The properties are located at the southeast corner of Tropical Parkway and Donovan Way. The Assessor's Parcel Numbers are 123-29-301-002 and 123-29-301-003; 123-29-401-004 through 123-29-401-007; 123-29-401-012 and 123-29-401-013; and 123-29-401-015. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Stone

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

NAYS: None

ABSTAIN: None

9. **ZN-06-15 (51753) NORTHGATE INDUSTRIAL 2 (Public Hearing).** An application submitted by Tracy Hammer on behalf of Capital XI, LLC, property owner, for a reclassification of property from the current designation of MUD, Mixed-Use Development District to M-2, General Industrial District. The property is located approximately 300 feet east of Puebla Street and south of Tropical Parkway. The Assessor's Parcel Number is 123-29-701-008. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Stone

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

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 and June 10, 2015)

**ACTION:** MOTION TO APPROVE FAILED

**MOTION 1:** Commissioner Aston

**AYES:** Commissioner Aston

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

**ABSTAIN:** None

**ACTION:** MOTION TO DENY PASSED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

**MOTION 2:** Commissioner Kraft

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

**NAYS:** Commissioner Aston

**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 and June 10, 2015)

**ACTION:** DENIED

**MOTION:** Commissioner Stone

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

**NAYS:** None

**ABSTAIN:** None

### **PUBLIC FORUM**

There was no public participation.

### **DIRECTOR'S BUSINESS**

Planning Manager Marc Jordan congratulated newly elected Chairman Ewing and Vice-Chairman Kraft, and thanked former Chairman Stone for his service over the past year.

Mr. Jordan announced the appointment of Pamela Goynes-Brown as Mayor Pro Tempore on the City Council.

Mr. Jordan advised there will be another open period to accept applications for medical marijuana from July 20, 2015 through August 4, 2015.

Mr. Jordan thanked Commissioner Aston for his many years of service on the Planning Commission and stated he will be missed. Mr. Aston's appointment to the Planning Commission ended at the conclusion of this meeting.

Commissioner Aston thanked former Chairman Stone for his work and service to the community, and also thanked the North Las Vegas employees.

### **CHAIRMAN'S BUSINESS**

There was no new business to report.

### **ADJOURNMENT**

The meeting adjourned at 8:12 p.m.