

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

August 12, 2015

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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

6:04 P.M., Council Chambers, 2250 Las Vegas Boulevard, North
North Las Vegas, Nevada

WELCOME

Chairman Willard Ewing

VERIFICATION

Julie Shields, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Laura Perkins

PRESENTATION

Presentation of Outstanding Service Award to Jay Aston

ACTION: Presentation was made.

PUBLIC FORUM

There was no public participation.

AGENDA

1. Approval of the Planning Commission Meeting Agenda of August 12, 2015 (For possible action)

ACTION: APPROVED AS AMENDED; ITEM NO. 3, ZOA-04-15, CONTINUED TO SEPTEMBER 9, 2015, PER THE APPLICANT'S REQUEST. ITEM NO. 12, SPR-04-15, WITHDRAWN PER THE APPLICANT'S REQUEST. ITEM NO. 14, UN-44-15, MOVED TO THE FIRST ITEM TO BE HEARD UNDER NEW BUSINESS. ITEM NOS. 17, AMP-08-08; 18, VAC-07-08; 19, AMP-07-08; 20, ZN-20-08; 21, GED-03-08, AND 22, UN-64-08, WERE WITHDRAWN PER THE APPLICANT'S REQUEST

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

MINUTES

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

ACTION: APPROVED

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

NEW BUSINESS

3. **ZOA-04-15 (51959) TITLE 17 (Public Hearing).** An application submitted by Battlefield Vegas on behalf of Apex Holding Company, property owner, to amend Title 17 (Zoning Ordinance) specifically sections, 17.16.050.F.3.e Table 17.16-3, (I-A Overlay District Permitted Uses) and 17.32.030, (Definition of Terms), to define and allow "Outdoor Instruction/ Entertainment" within the Apex Overlay District as a special use. (For possible action)

ACTION: CONTINUED TO SEPTEMBER 9, 2015

MOTION: Commissioner Stone

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo and Robison

NAYS: None

ABSTAIN: None

4. **UN-42-15 (51992) BUTANE BLENDING ADDITION (Public Hearing).** An application submitted by Rick Partin, property owner, for a special use permit in an M-2, General Industrial District, to allow the storage of hazardous materials (90,000 gallons of Butane). The property is located at 13420 Grand Valley Parkway. The Assessor's Parcel Number is 103-15-000-005. (For possible action)

ACTION: CONTINUED TO SEPTEMBER 9, 2015

MOTION: Commissioner Stone

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo and Robison

NAYS: None

ABSTAIN: None

5. **UN-43-15 (52009) TATTOO ESTABLISHMENT (Public Hearing).** An application submitted by David Latora, on behalf of West Craig Plaza LLC, property owner, for a special use permit in a C-2, General Commercial District, to allow a tattoo establishment. The property is located at 4444 West Craig Road. The Assessor's Parcel Number is 139-06-201-010. (For possible action)

ACTION: CONTINUED TO SEPTEMBER 9, 2015

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

6. **UN-47-15 (52033) CUMMINS ROCKY (Public Hearing).** An application submitted by Cummins Rocky Mountain, LLC, property owner, for a special use permit in an M-2, General Industrial District, to allow a vehicle repair facility. The property is located on Alexander Road, approximately 300 feet west of Belmont Street. The Assessor's Parcel Number is 139-12-103-003. (For possible action)

ACTION: APPROVED

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

7. **T-1373 (52030) ELDORADO R1-60 NO. 17.** 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 +for 222 single-family lots. The property is located at the southeast corner of Deer Springs Way and Revere Street. The Assessor's Parcel Numbers are 124-21-713-033 and 124-21-813-061. (For possible action)

ACTION: APPROVED

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

8. **VN-04-15 (52029) ELDORADO R1-60 NO. 17 (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 50 foot wide lots where 55 feet is required and a front set back of 15 foot where 20 feet is required. The property is located at the southwest corner of Deer Springs Way and Revere Street. The Assessor's Parcel Numbers are 124-21-713-033 and 124-21-813-061. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Acevedo

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo and Robison

NAYS: None

ABSTAIN: None

9. **AMP-02-15 (52034) NORTHGATE INDUSTRIAL (Public Hearing).** An application submitted by Tracy Hammer, on behalf of Capital XI LLC, property owner, for an amendment to the Master Plan of Streets and Highways to remove the Ann Road and Puebla Street alignment between Lamb Boulevard and Tropical Parkway. 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 Acevedo

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo and Robison

NAYS: None

ABSTAIN: None

10. **VAC-04-15 (51752) NORTHGATE INDUSTRIAL 1 (Public Hearing).** An application submitted by Tracy Hammer, on behalf of Capital XI, LLC, property owner, to vacate a portion of El Campo Grande Avenue between Lamb Boulevard and the Interstate 15 right-of-way; a portion of Novak Street and the associated drainage easement between El Campo Grande Avenue and the Interstate 15 right-of-way; and a portion of Ann Road commencing approximately 640 feet east of Lamb Boulevard and extending east approximately 240 feet to the Interstate 15 right-of-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: Vice-Chairman Kraft
AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo and Robison
NAYS: None
ABSTAIN: None

11. **T-1374 (52035) NORTHGATE INDUSTRIAL.** An application submitted by Tracy Hammer, on behalf of Capital X1, LLC, property owner, for approval of a tentative map in a Mixed-Use Development District (proposed property reclassification to an M-2, General Industrial District) to allow single lot commercial subdivision. The property is 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

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

12. **SPR-04-15 (52031) PATRIOT APARTMENTS (Public Hearing).** An application submitted by FIX Development, on behalf of Colonial Realty LP, property owner, for a site plan review in an R-3, Multi-Family Residential District, for 699 apartment units. The property is located at the northwest corner of Tropical Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-601-013 through 123-30-601-015. (For possible action)

ACTION: WITHDRAWN PER THE APPLICANT'S REQUEST

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

13. **UN-41-15 (51881) MONTESSORI METHOD (Public Hearing).** An application submitted by Sherina and Michael Donovan, on behalf of ZB & H Properties LLC, property owner, for a special use permit in a PUD, Planned Unit Development District, to allow a child care center. The property is located at 720 Rancho Del Norte Drive. The Assessor's Parcel Number is 124-34-301-006. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Acevedo

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo and Robison

NAYS: None

ABSTAIN: None

14. **UN-44-15 (52025) WINGSTOP (Public Hearing).** An application submitted by Milton Restaurant Group LLC, on behalf of Losee Marketplace LLC, property owner, for a special use permit in a PUD, Planned Unit Development District, to allow the "On-Sale" of beer, wine and spirit based products in conjunction with a restaurant. The property is located at 5725 Losee Road, Suite 120. The Assessor's Parcel Number is 124-26-816-003. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Stone

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo and Robison

NAYS: None

ABSTAIN: None

15. **UN-45-15 (52027) TEC EQUIPMENT (Public Hearing).** An application submitted by TEC Equipment, on behalf of Civic Center LLC, property owner, for a special use permit in an M-2, General Industrial District, to allow a vehicle sales, lease and rental establishment. The property is located at 3848 Civic Center Drive. The Assessor's Parcel Number is 139-12-110-002. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Stone

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo and Robison

NAYS: None

ABSTAIN: None

16. **UN-46-15 (52028) TEC EQUIPMENT (Public Hearing).** An application submitted by TEC Equipment, on behalf of Civic Center LLC, 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 3848 Civic Center Drive. The Assessor's Parcel Number is 139-12-110-002. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Stone

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo and Robison

NAYS: None

ABSTAIN: None

OLD BUSINESS

17. **AMP-08-08 (35792) LOSEE STATION RESORT & CASINO (Public Hearing).** An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Master Plan of Streets and Highways to increase Severence Lane between Losee Road and Statz Street from a 60-foot right-of-way to an 80-foot right-of-way. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, August 14, 2013 and August 13, 2014)**

ACTION: WITHDRAWN PER THE APPLICANT'S REQUEST

MOTION: Commissioner Stone

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo and Robison

NAYS: None

ABSTAIN: None

18. **VAC-07-08 (35796) LOSEE STATION RESORT & CASINO (Public Hearing).** An application submitted by Losee Elkhorn Properties LLC, property owner, to vacate Elkhorn Road between Losee Road and Statz Street; and to vacate Berg Street between Severence Lane and Elkhorn Road. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and**

November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, August 14, 2013 and August 13, 2014)

ACTION: WITHDRAWN PER THE APPLICANT'S REQUEST

MOTION: Commissioner Stone

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo and Robison

NAYS: None

ABSTAIN: None

- 19. AMP-07-08 (35791) LOSEE STATION RESORT & CASINO (Public Hearing).** An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Mixed-Use Neighborhood to Resort Commercial. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, August 14, 2013 and August 13, 2014)**

ACTION: WITHDRAWN PER THE APPLICANT'S REQUEST

MOTION: Commissioner Stone

AYES: Chairman Ewing, Vice-Chairman Kraft, Commissioners Perkins, Stone, Acevedo and Robison

NAYS: None

ABSTAIN: None

- 20. ZN-20-08 (35795) LOSEE STATION RESORT & CASINO (Public Hearing).** An application submitted by Losee Elkhorn Properties LLC, property owner, for a reclassification of property from an R-E, Ranch Estates District to a PUD, Planned Unit Development District consisting of a casino/hotel. This property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, August 14, 2013, and August 13, 2014)**

ACTION: WITHDRAWN PER THE APPLICANT'S REQUEST

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

21. **GED-03-08 (35793) LOSEE STATION RESORT & CASINO (Public Hearing).**
An application submitted by Losee Elkhorn Properties LLC, property owner, for a petition to establish a Gaming Enterprise District. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, August 14, 2013 and August 13, 2014)**

ACTION: WITHDRAWN PER THE APPLICANT'S REQUEST

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

22. **UN-64-08 (35794) LOSEE STATION RESORT & CASINO (Public Hearing).**
An application submitted by Losee Elkhorn Properties LLC, property owner, for a special use permit in an R-E, Ranch Estates District (proposed PUD, Planned Unit Development District) to allow a casino/hotel. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. (For possible action) **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009, January 13 and July 28, 2010, January 12 and July 13, 2011 and August 8, 2012, August 14, 2013 and August 13, 2014)**

ACTION: WITHDRAWN PER THE APPLICANT'S REQUEST

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

PUBLIC FORUM

Bob Mersereau, 4836 Crystal Sword, North Las Vegas, discussed planning and zoning in the City and stated no additional apartments were needed. Mr. Mersereau stated a grandfather clause on variances is needed.

DIRECTOR'S BUSINESS

Director Blackburn gave a demonstration of the City's new Mobile App. This application will provide an additional resource to customers to report code enforcement issues and/or violations pertaining, but not limited to, graffiti, trash, and abandoned vehicles. Photographs may be uploaded to further assist in the reporting process. Additionally, the GPS marker will help to confirm the location of the concern and/or violation. Reports may be submitted anonymously.

CHAIRMAN'S BUSINESS

There was no new business to report.

ADJOURNMENT

The meeting adjourned at 7:10 p.m.