

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

September 9, 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**

6:07 P.M., Council Chambers, 2250 Las Vegas Boulevard, North  
North Las Vegas, Nevada

**VERIFICATION**

Diana Tsouras, Recording Secretary

**PLEDGE OF ALLEGIANCE**

Chairman Willard Ewing

### **PUBLIC FORUM**

There was no public participation.

### **AGENDA**

1. Approval of the Planning Commission Meeting Agenda of September 9, 2015  
(For possible action)

ACTION: APPROVED AS AMENDED; ITEM NO. 19, AMP-03-15; ITEM NO. 20, ZN-07-15; ITEM NO. 21, WAV-04-15; AND ITEM NO. 22, ZOA-04-15; WERE CONTINUED TO OCTOBER 14, 2015, PER THE APPLICANT'S REQUEST

MOTION: Commissioner Perkins

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 August 12, 2015 (For possible action)

ACTION: APPROVED

MOTION: Commissioner Stone

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

NAYS: None

ABSTAIN: None

### **NEW BUSINESS**

3. **UN-50-15 (52222) FIESTA PLAZA (Public Hearing).** An application submitted by TPRF III/Civic Plaza NV LLC, property owner, for a special use permit in an RA/DC, Redevelopment Area/Downtown Core Subdistrict to allow a second directory sign at a height of 30 feet. The property is located at 2300 East Lake Mead Boulevard. The Assessor's Parcel Number is 139-23-610-001. (For possible action)

ACTION: APPROVED; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

4. **UN-51-15 (52231) CRITTER CARE PYLON SIGN (Public Hearing).** An application submitted by Sharon Gorman on behalf of DOCGORM LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a 35-foot high pylon sign. The property is located at 3250 North Decatur Boulevard. The Assessor's Parcel Number is 139-07-410-009. (For possible action)

ACTION: CONTINUED TO OCTOBER 14, 2015

MOTION: Commissioner Stone

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

NAYS: None

ABSTAIN: None

5. **UN-52-15 (52234) LSV LEGACY (Public Hearing).** An application submitted by Verizon Wireless, on behalf of LAACO Ltd., property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a multiple telecommunication tower facility. The property is located at 7005 North Commerce Street. The Assessor's Parcel Number is 124-22-101-014. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Acevedo

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

NAYS: None

ABSTAIN: None

6. **ZN-09-15 (52276) CENTENNIAL AND VALLEY NORTH (Public Hearing).** An application submitted by Greystone Nevada LLC, property owner, for a reclassification of property from its current designation of R-2, Single Family

Medium Density District to an R-CL, Single-Family Compact Lot Residential District. The property is located at the northeast corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Number is 124-30-510-004. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Stone

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

NAYS: None

ABSTAIN: None

7. **VAC-05-15 (52279) CENTENNIAL AND VALLEY NORTH (Public Hearing).** An application submitted by Greystone Nevada LLC, property owner, to vacate a portion of a five (5) foot utility easement east of Valley Drive; Valley Drive from Mineral Waters Drive to Clark County 215; a bus turn out on Valley Drive north of Centennial Parkway; and a right turn lane on Centennial Parkway east of Valley Drive. The Assessor's Parcel Number is 124-30-510-004. (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

8. **T-1375 (52278) CENTENNIAL AND VALLEY NORTH.** An application submitted by Greystone Nevada LLC, property owner, for approval of a tentative map in an R-2, Single-Family Medium Density District (proposed property reclassification to an R-CL, Single-Family Compact Lot Residential District) to allow 153 single-family lots. The property is located at northeast corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Number is 124-30-510-004. (For possible action)

ACTION: APPROVED AS AMENDED; CONDITION NO. 3 DELETED

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

9. **ZN-10-15 (52280) CENTENNIAL AND VALLEY SOUTH (Public Hearing).** An application submitted by Greystone Nevada LLC, property owner, for a reclassification of property from its current designation of R-2, Single Family Medium Density District to an R-CL, Single-Family Compact Lot Residential District. The property is located at the southeast corner of Centennial Parkway and Valley Drive. The Assessor's Parcel Numbers are 124-30-510-003 and 124-30-610-004. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

10. **VAC-06-15 (52282) CENTENNIAL AND VALLEY SOUTH (Public Hearing).** An application submitted by Greystone Nevada LLC, property owner, to vacate a three (3) foot utility easement along the perimeter of the parcel and through the existing development. The Assessor's Parcel Numbers are 124-30-510-003 and 124-30-610-004. (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

11. **T-1376 (52281) CENTENNIAL AND VALLEY SOUTH.** An application submitted by Greystone Nevada LLC, property owner, for approval of a tentative map in an R-2, Single-Family Medium Density District (proposed property reclassification to an R-CL, Single-Family Compact Lot Residential District) to allow 137 single-family lots. The property is located at southeast corner of Centennial Parkway

and Valley Drive. The Assessor's Parcel Numbers are 124-30-510-003 and 124-30-610-004. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Acevedo

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

NAYS: None

ABSTAIN: None

12. **UN-48-15 (52051) SERENITY FUNERAL HOME (Public Hearing).** An application submitted by Raymond Giddens on behalf of BKM Cheyenne 104 LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a funeral home and mortuary. The property is located at 3435 West Cheyenne Avenue, Suite 105. The Assessor's Parcel Number is 139-17-101-006. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

13. **UN-49-15 (52218) FIT 2 YOUR CORE (Public Hearing).** An application submitted by Fit 2 Your Core Inc. on behalf of BKM Cheyenne 104 LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an indoor recreation center (fitness center). The property is located at 3575 West Cheyenne Avenue, Suite 111. The Assessor's Parcel Number is 139-17-101-005. (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-53-15 (52251) AFFORDABLE COLLISION (Public Hearing).** An application submitted by Robert Berlinger, on behalf of Pico Vegas 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 4220 East Craig Road, Suites 1,2,3, and 8. The Assessor's Parcel Number is 140-06-610-019. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

15. **UN-57-15 (52277) SUNRISE CHILDREN'S FOUNDATION EARLY HEAD START (Public Hearing).** An application submitted by Sunrise Children's Foundation on behalf of Texas Gambling Hall & Hotel Inc., property owner, for a special use permit in a C-2, General Commercial District to allow a child care center. The property is located at 3755 West Lake Mead Boulevard. The Assessor's Parcel Number is 139-19-602-001. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Robison

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

NAYS: None

ABSTAIN: None

16. **UN-54-15 (52256) MURPHY OIL USA (Public Hearing).** An application submitted by Murphy Oil USA, Inc. on behalf of FNBN Properties Nevada LLC, c/o D. Wallace, property owner, for a special use permit in a C-2, General Commercial District to allow a convenience store with gas pumps. The property is located at the northwest corner of Ann Road and Allen Lane. The Assessor's Parcel Number is 124-30-813-033. (For possible action)

ACTION: APPROVED

MOTION: Chairman Ewing

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

NAYS: Commissioner Robison

ABSTAIN: None

17. **UN-55-15 (52257) MURPHY OIL USA (Public Hearing).** An application submitted by Murphy Oil USA, Inc. on behalf of FNBN Properties LLC, c/o D. Wallace, property owner, for a special use permit in a C-2, General Commercial District to reduce the separation requirement for the “off-sale” of beer and wine in conjunction with a convenience store. The property is located at the northwest corner of Ann Road and Allen Lane. The Assessor's Parcel Number is 124-30-813-033. (For possible action)

**ACTION:** APPROVED

**MOTION:** Commissioner Stone

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

**NAYS:** None

**ABSTAIN:** None

18. **ZN-34-97 (52258) MURPHY OIL USA (Public Hearing).** An application submitted by Murphy Oil USA Inc., on behalf of Tropical and Losee LLC, property owner, for an amendment to an existing PUD, Planned Unit Development District, to amend the preliminary development plan to allow a convenience store with gas pumps. The property is located at the northwest corner of Tropical Parkway and Losee Road. The Assessor's Parcel Number is 124-26-605-009. (For possible action)

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

CONDITION NO. 23 AMENDED AS FOLLOWS: FOR EACH AND EVERY PHASE OF DEVELOPMENT, THE APPLICANT SHALL PROVIDE AN OFF-SITE CONSTRUCTION PHASING PLAN FOR THE SUPPORTING OFF-SITE IMPROVEMENTS. APPROVAL OF THE OFF-SITE IMPROVEMENTS PHASING PLAN BY THE DEPARTMENT OF PUBLIC WORKS IS REQUIRED PRIOR TO SUBMITTING ANY FINAL DEVELOPMENT PLAN TO THE CITY FOR REVIEW

CONDITION NO. 30 DELETED

**MOTION:** Commissioner Robison

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

**NAYS:** None

**ABSTAIN:** None

19. **AMP-03-15 (52283) COLEMAN AIR PARK II & III (Public Hearing).** An application submitted by DND Holding LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Mixed Use Employment to Heavy Industrial. The property is located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Number is 139-17-611-005. (For possible action)

ACTION: CONTINUED TO OCTOBER 14, 2015

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

20. **ZN-07-15 (52262) COLEMAN AIR PARK II & III (Public Hearing).** An application submitted by DND Holding LLC, property owner, for a reclassification of property from its current designation of M-1, Business Park Industrial District to an M-2, General Industrial District. The property is located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Number is 139-17-611-005. (For possible action)

ACTION: CONTINUED TO OCTOBER 14, 2015

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

21. **WAV-04-15 (52263) COLEMAN AIR PARK II & III (Public Hearing).** An application submitted by DND Holding LLC, property owner, for a waiver in an M-1, Business Park Industrial District (proposed property reclassification to an M-2, General Industrial District) to waive a portion of the parking and landscape requirements. The property is located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Number is 139-17-611-005. (For possible action)

ACTION: CONTINUED TO OCTOBER 14, 2015

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

**OLD BUSINESS**

22. **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) (Continued August 12, 2015)

ACTION: CONTINUED TO OCTOBER 14, 2015

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

23. **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) (Continued August 12, 2015)

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

24. **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) (Continued August 12, 2015)

ACTION: APPROVED

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

#### **PUBLIC FORUM**

There was no public participation.

#### **DIRECTOR'S BUSINESS**

There was no Director's business to report.

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

Chairman Ewing thanked Vice-Chairman Kraft for facilitating the meeting on his behalf.

#### **ADJOURNMENT**

The meeting was adjourned at 8:42 p.m.