

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

Tuesday, November 10, 2015

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Website – <http://www.cityofnorthlasvegas.com>***

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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

Chairman Willard Ewing

VERIFICATION

Julie Shields, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Randy Robison

PUBLIC FORUM

There was no public participation.

AGENDA

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

ACTION: APPROVED AS AMENDED; ITEM NO. 19 (UN-51-15) WAS WITHDRAWN PER THE APPLICANT'S REQUEST

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

MINUTES

2. Approval of the Planning Commission Meeting Minutes of October 14, 2015 (For possible action)

ACTION: APPROVED

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

3. **UN-68-15 (52750) VERIZON WIRELESS (Public Hearing).** An application submitted by Verizon Wireless, on behalf of GCP Properties LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a telecommunication tower and facility. The property is located approximately 310 feet west of McCarran Street and north of Centennial Parkway. The Assessor's Parcel Number is 124-24-401-019. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

4. **UN-69-15 (52752) CHRIST THE KING CHRISTIAN FELLOWSHIP (Public Hearing).** An application submitted by Juanita Thomas, on behalf of HCP Properties LLC, property owner, for a special use permit in a PUD, Planned Unit Development District to allow a religious institution (church). The property is located at 3925 Martin L. King Boulevard. The Assessor's Parcel Number is 139-09-101-003. (For possible action)

ACTION: APPROVED

MOTION: Vice-Chairman Kraft

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

NAYS: None

ABSTAIN: None

5. **UN-70-15 (52757) ZIP ZAP TRUCKING (Public Hearing).** An application submitted by Victor Botnari, on behalf of James McCarter-Standard LLC, property owner, for a special use permit in an M-1, Business Park Industrial District, to allow a vehicle service facility. The property is located at 4350 Production Court. The Assessor's Parcel Number is 140-06-311-013. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Robison

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

NAYS: None

ABSTAIN: None

6. **VAC-07-15 (52771) VILLAGE 3 TULE SPRINGS (Public Hearing).** An application submitted by Crescent Bay Development Services LLC, on behalf of KBSSOR Park Highlands LLC, property owner, to vacate public right-of-ways and utility easements. The properties are generally located within an area bordered by Deer Springs Way; Losee Road; Grand Teton Drive; and the Aliante Master Planned Community. The Assessor's Parcel Numbers are 124-14-199-001, 124-14-299-001 through 003, 124-14-399-001, 124-14-599-001 and 002, 124-14-699-001, 124-14-799-001 through 003, 124-14-899-001 and 002, 124-15-399-001 and 002, 124-15-599-001, 124-15-699-001, 124-15-799-001 through 003, 124-16-199-001 and 002, 124-16-299-001, 124-16-399-001, 124-16-499-004, 124-16-499-007, 124-16-599-001, 124-16-699-001, 124-16-799-001 and 002, 124-23-199-008, 124-23-299-005 and 006, 124-23-599-002 and 124-23-699-009. (For possible action)

ACTION: APPROVED PER STAFF RECOMMENDATIONS AND REVISED PUBLIC WORKS MEMORANDUM DATED NOVEMBER 9, 2015; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Stone

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

NAYS: None

ABSTAIN: None

7. **ZN-12-15 (52765) LINCOLN ELEMENTARY SCHOOL (Public Hearing).** An application submitted by the Clark County School District-Linda Perri, on behalf of the School Board of Trustees, property owner, for reclassification of property from the current designation of R-1, Single-Family Low Density District to a PSP, Public/Semi-Public District. The property is located at 3010 Berg Street. The Assessor's Parcel Number is 139-13-102-001. (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, Robison and Greer

NAYS: None

ABSTAIN: None

8. **VN-05-15 (52767) LINCOLN ELEMENTARY SCHOOL (Public Hearing).** An application submitted by the Clark County School District - Linda Perri, on behalf of the School Board of Trustees, property owner, for a variance in an R-1, Single-Family Low Density District (proposed property reclassification to a PSP, Public/Semi-Public District) to allow a zero setback where 20 feet is required for the front parking lot. The property is located at 3010 Berg Street. The Assessor's Parcel Number is 139-13-102-001. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

9. **UN-71-15 (52766) LINCOLN ELEMENTARY SCHOOL (Public Hearing).** An application submitted by the Clark County School District - Linda Perri, on behalf of the School Board of Trustees, property owner, for a special use permit in an R-1, Single-Family Low Density District (proposed property reclassification to a PSP, Public/Semi-Public District) to allow an elementary school. The property is located at 3010 Berg Street. The Assessor's Parcel Number is 139-13-102-001. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

10. **SPR-09-11 (52612) MULTI-FAMILY @ TROPICAL/LAMB (Public Hearing).** An application submitted by Mid-America Apartment LP c/o Azure #070023, property owner, for an extension of time to a previously approved site plan review in an R-3, Multi-Family Residential District, to allow 438 multi-family dwelling 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 015. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

11. **SPR-12-08 (52691) LAS FLORES SHOPPING CENTER (Public Hearing).** An application submitted by BJS Las Vegas LLC c/o Sarofim Realty Advisors, property owner, for an extension of time to a previously approved site plan review in the R-A/DC, Redevelopment-Area/Downtown Core Subdistrict, to allow an approximately 352,210 square foot shopping center. The property is located at the northwest corner of Las Vegas Boulevard and Hamilton Street. The Assessor's Parcel Number is 139-23-111-001. (For possible action)

ACTION: APPROVED; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

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

12. **UN-67-15 (52580) DOLLAR SELF STORAGE (Public Hearing).** An application submitted by Ariel L. Valli, on behalf of Dollar Self Storage #12 LLC, property owner, for a special use permit in a C-2, General Commercial District, to allow a mini-warehousing establishment. The property is located east of Kitamaya Street and south of Centennial Parkway. The Assessor's Parcel Number is 124-27-115-021. (For possible action)

ACTION: APPROVED AS AMENDED; CONDITION NO. 2a TO READ AS FOLLOWS:

- a. Fifteen (15) gallon trees shall be planted within the two (2) half diamonds located within the parking lot in front of the office building.

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

13. **UN-72-15 (52768) TBD – LIQUOR STORE (Public Hearing).** An application submitted by Platinum Management Group 3 LLC, on behalf of Centennial 5 Development LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a full "off-sale" liquor establishment within 500 feet of developed residential. The property is located at 150 East Centennial Parkway, Suite #111. The Assessor's Parcel Number is 124-22-812-002. (For possible action)

ACTION: DENIED

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

14. **UN-73-15 (52775) SPEEDMART (Public Hearing).** An application submitted by Speedee Mart-Dan Gorham, on behalf of 702 Capital LLC, property owner, for a special use permit in an M-2, General Industrial District, to allow a convenience store with gas pumps. The property is located at the northwest corner of Interstate 15 and Speedway Boulevard. The Assessor's Parcel Number is 123-22-701-003. (For possible action)

ACTION: APPROVED

MOTION: Vice-Chairman Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Robison

15. **UN-74-15 (52779) DAVID MONTES NY PIZZERIA (Public Hearing).** An application by YERE 1 LLC dba David Montes NY Pizzeria, on behalf of METEJEMEI LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow the "On-Sale" of beer, wine and spirit based products in conjunction with a restaurant. The property is located at 5585 Simmons Street, Suite #1. The Assessor's Parcel Number is 124-32-113-002. (For possible action)

ACTION: APPROVED

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Robison

16. **ZOA-06-15 (52728) AMENDMENT TO TITLE 17-OFF-PREMISES ADVERTISING SIGNS OR STRUCTURES (Public Hearing).** An application submitted by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), Section 17.24.150(l) (Off-Premises Advertising Signs or Structures) to provide new procedures for the relocation of existing off-premises signs, and providing for other matters properly related thereto. (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 Greer
NAYS: None
ABSTAIN: None
ABSENT: Commissioner Robison

17. **ZOA-07-15 (52913) AMENDMENT TO TITLE 17-SEXUALLY ORIENTED BUSINESS (Public Hearing).** An application submitted by the City of North Las Vegas to amend Title 17 (Zoning Ordinance, Section 17.20.020.C.19 (Sexually Oriented Business) providing for the removal of the amortization period associated with grandfathered establishments; and providing for other matters properly related thereto. (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 Greer
NAYS: None
ABSTAIN: None
ABSENT: Commissioner Robison

OLD BUSINESS

18. **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, September 9, and October 14, 2015)

ACTION: DENIED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

19. **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) (Continued September 9 and October 14, 2015)

ACTION: WITHDRAWN PER THE APPLICANT'S REQUEST

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Marc Jordan, Planning and Zoning Manager, extended an apology on behalf of Greg Blackburn, Director, who was unable to attend tonight's meeting.

Mr. Jordan acknowledged the veterans in attendance and extended them a Happy Veterans Day, and wished everyone a Happy Thanksgiving.

CHAIRMAN'S BUSINESS

There was no Chairman's business to report.

Commissioner Stone asked Mr. Rodriguez if Nellis Air Force Base still provided a Capstone demonstration, and he advised this was not currently provided; however, he would inquire about a tour of the base for the Planning Commission.

ADJOURNMENT

The meeting adjourned at 7:58 p.m.