

**MINUTES
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION**

August 12, 2015

- 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
- ROLL CALL:** Chairman Willard Ewing – Present
Vice-Chairman Kenneth Kraft – Present
Commissioner Laura Perkins – Present
Commissioner Nelson Stone– Present
Commissioner Felix Acevedo – Present
Commissioner Randy Robison – Present
- STAFF PRESENT:** Gregory Blackburn, Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Bethany Rudd Sanchez, Chief Deputy City Attorney
Claudia Aguayo, Sr. Deputy City Attorney
Rob McLaughlin, Public Works/Manager
Curt Kroeker, Public Works/Engineering Associate
Alyssa Rodriguez, Public Works/Traffic Engineer
Leonard Taylor, Police Department
Julie Shields, Executive Secretary/Recording Secretary
- VERIFICATION:** Julie Shields, Recording Secretary
- PLEDGE OF ALLEGIANCE:** Commissioner Laura Perkins

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 ITEM NO. 12, SPR-04-15, WITHDRAWN PER THE APPLICANT'S REQUEST.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 ITEM NOS. 17, AMP-08-08; 18, VAC-07-08; 19, AMP-07-08; 20, ZN-20-08; 21, GED-03-08, AND 22, UN-64-08, WERE WITHDRAWN PER THE APPLICANT'S REQUEST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

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)

This item was presented by Marc Jordan, Planning Manager.

The applicant is requesting a special use permit for on-sale of beer and wine. They meet parking and separation requirements. Staff has no objections and is recommending approval.

The original condition per Staff Report dated August 12, 2015 is as follows:

Planning and Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Danny Sonenschein, 3720 S. Susan St., Santa Ana, CA, stated this would be the seventh Wing Stop in Las Vegas, and the second operated by him, a franchisee. Five of the seven locations are operated by the franchisor. Recently, a store was acquired at the Santa Fe Station. A total of six stores would be developed in the Las Vegas area. There are 28 stores in southern California, most have Type 41, on-sale beer and wine licenses. Only beer is sold and no wine or spirits. Beer sales are approximately two percent (2%) of their sales. They are strict on the amount of drinks served and customers are not allowed to take them off premises.

Chairman Ewing opened the public hearing.

Steve Shoaff, 5622 Midnight Breeze St., North Las Vegas, lives approximately a quarter mile from the site. There are 63 parking spaces in the shopping center. Approximately one week ago, Mr. Shoaff went to each business and asked how many employees there were and stated approximately 30 employees needed parking. The

site is under parked. Mr. Shoaff asked what the separation was from houses, and stated they were 50 feet from them. Mr. Shoaff prefers that no beer will be sold.

Mr. Jordan advised there was no separation requirement for on-sale beer and wine from residential. Churches, day care, parks and schools have a 400-foot separation.

Mr. Jordan stated when the development was first approved, 5 parking spaces per 1,000 feet of floor area would have applied or 1 per 250 square feet of floor area. Mr. Jordan stated 61 parking spaces were counted and 57 spaces are required, so they meet the parking requirements.

Mark Bodden (Counsel for Mr. Fink) and Mr. Fink, 5725 Losee Rd., #135, North Las Vegas, opposed this item. Mr. Fink stated there were 61 parking spaces and 27 spaces were occupied by employees during evening hours. A total of 34 parking spaces were available for customers. Mr. Fink stated when he was on site last Tuesday only four spaces were available. On Friday and Saturday there are no parking spaces, and lack of parking is costing him business. Mr. Fink discussed this issue with the landlord who did not express interest in his problem. Mr. Fink stated wings were 10% of his business.

Chairman Ewing closed the public hearing.

Vice-Chairman Kraft confirmed with the applicant this is a new location.

Commissioner Robison discussed parking with Mr. Sonenschein, and he did not see parking as an issue.

Commissioner Stone confirmed the use permit was specific to beer and wine, and Mr. Jordan confirmed it was. The restaurant is a permitted use.

ACTION: APPROVED

MOTION: Commissioner Stone

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

NAYS: None

ABSTAIN: None

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)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman advised this would allow an extra 90,000 gallon storage tank for butane to be mixed with existing fuel on site for a winter mix for vehicles.

Previously, a number of use permits had been approved by the Planning Commission and City Council. Originally, their first use permit was for 315,000 barrels of gasoline, diesel and ethanol. Since then, they have expanded to include additional ethanol and unleaded fuel. This is another expansion for butane which would be located in one large tank located away from the other large tanks, with additional piping and mixing equipment to allow the mixing of fuels. The site is located in Apex and is an appropriate use for the location.

Staff did not anticipate negative impacts on surrounding uses and recommended approval.

The applicant was not present, and the Planning Commission recommended the item be trailed to the end of the meeting.

ACTION: TRAIL AGENDA ITEM TO THE END OF THE MEETING

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)**

This item was presented by Robert Eastman, Principal Planner.

The applicant indicated they plan to have three tattoo artists on site. Hours of operation would be Monday through Saturday, Noon until 8:00 p.m. and Sunday, Noon until 6:00 p.m.

The center was built in 1997 and is in conformance with design standards. There is adequate parking on site. Staff recommends approval subject to conditions.

The applicant was not present, and the Planning Commission recommended the item be trailed to the end of the meeting.

ACTION: TRAIL AGENDA ITEM TO THE END OF THE MEETING

MOTION: Vice-Chairman Kraft

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)**

This item was presented by Robert Eastman, Principal Planner.

The applicant is proposing to build a 44,500 square foot facility designed for the repair and rebuilding of semi tractor trailer trucks and other diesel vehicles.

The building is predominantly a repair facility and includes commercial office for their use. The building is generally in compliance with industrial design standards. They have abundant landscaping on the street edge, but do not indicate adequate parking lot landscaping in the car passenger vehicle parking areas, which would be addressed in the building permit process.

This is an appropriate use and would not create a negative impact on the adjacent properties. Staff recommended approval subject to conditions.

The original conditions per Staff Report dated August 12, 2015 are as follows:

Planning and Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

2. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas*

Municipal Code section 16.24.100:

- a. Alexander Road (including the portion adjacent to APN 139-12-103-016)
5. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
6. The developer is required to construct a raised median within Alexander Road. The median shall be constructed per *Clark County Area Uniform Standard Drawing* numbers 218 and 219 "A" type island curb.
7. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* number 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
8. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
9. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Brent Parrish, 5740 S. Arville St., Las Vegas, appeared on behalf of the applicant, Cummins Rocky Mountain. Mr. Parrish stated the landscaping would be corrected at the time plans are submitted. He concurred with staff recommended conditions.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

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)

This item was presented by Robert Eastman, Principal Planner. Mr. Eastman briefed Item Nos. 7, T-1373 and 8, VN-04-15 together; however, items would be voted upon separately.

Mr. Eastman advised this is a 46-acre development with a density of 4.8 dwelling units to the acre in the Eldorado Master Planned Community. Eldorado was originally developed under an old Code, Title 19. Title 19, R-1, requires a minimum lot size of 5,000 square feet, as opposed to our current R-1 which has a minimum lot size of 6,000 square feet. Eldorado, R-1, allows an average of 6,000 square foot lots with a minimum of 5,000 square foot in size. The development is in compliance with minimum lot sizes.

There is an accompanying application with this application, VN-04-15. The applicant is requesting variances, one for the minimum lot width to allow a lot width of 50 feet and to allow front setbacks of 15 feet to the home instead of 20 feet (Title 19 requirement).

The applicant is proposing streets with a 44.5 foot right-of-way. There would be a private street with a sidewalk on one side of the street. The applicant also has a number of small, open space and common lots in the development. Some would be used as open space and small pocket parks. Others would allow for drainage and public works uses.

This item complies with the Eldorado Development Agreement and Title 19. Staff recommended approval subject to conditions.

The original conditions per Staff Report dated August 12, 2015 are as follows:

Planning and Zoning:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinance.
2. That all lands, areas, and open spaces are to be developed and maintained per the Development Agreement between the City of North Las Vegas and Pardee

Homes of Nevada (formally Pardee Construction Company) dated December 10, 1988, or as amended.

3. The maximum number of lots shall be 222, any increase in the number of lots shall require an amendment to this tentative map.

Public Works:

4. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
5. Approval of a drainage study is required.
6. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
7. The limits of the Federal Emergency Management Agency Special Flood Hazard Area Zone A must be shown on all site plans, civil improvement plans, etc. submitted to the City.
 - a. The City of North Las Vegas does not permit the construction of any buildings within a Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA). Under this policy, the applicant must meet the following requirements prior to issuance of permits and certificates of occupancy:
 - b. Grading and off-site construction permits may be issued once a copy of the Conditional Letter of Map Review (CLOMR) application has been submitted to FEMA for processing.
 - c. Building permits may be issued once a CLOMR has been obtained from FEMA.
 - d. Certificates of Occupancy can be issued once a Letter of Map Revision (LOMR) has been obtained from FEMA.
8. Any preliminary street section(s) shown on the plans shall be used for planning

- purposes only; the width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
9. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Deer Springs Way.
 10. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Deer Springs Way
 - b. Revere Street
 11. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222 and 222.1 gated entry standards.
 12. Proposed residential driveway slopes shall not exceed twelve percent (12%).
 13. The property owner may be required to grant roadway easements where public and private streets intersect.
 14. All common elements shall be maintained by the Home Owners Association and shall be labeled accordingly on the civil improvement plans and associated mapping.
 15. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
 16. A revocable encroachment permit for any landscaping within the public right of way will be required.
 17. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e., telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
 18. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

19. The developer shall apply to vacate the public easements as noted on the Tentative Map.

Bob Gronauer, 1980 Festival Plaza, appeared on behalf of Pardee Homes.

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)**

The comments below were brought forward from Item No. 7, T-1373:

This item was presented by Robert Eastman, Principal Planner. Mr. Eastman briefed Item Nos. 7, T-1373 and 8, VN-04-15 together; however, items would be voted upon separately.

Mr. Eastman advised this is a 46-acre development with a density of 4.8 dwelling units to the acre in the Eldorado Master Planned Community. Eldorado was originally developed under an old Code, Title 19. Title 19, R-1, requires a minimum lot size of 5,000 square feet, as opposed to our current R-1 which has a minimum lot size of 6,000 square feet. Eldorado, R-1, allows an average of 6,000 square foot lots with a minimum of 5,000 square foot in size. The development is in compliance with minimum lot sizes.

There is an accompanying application with this application, VN-04-15. The applicant is requesting variances, one for the minimum lot width to allow a lot width of 50 feet and to allow front setbacks of 15 feet to the home instead of 20 feet (Title 19 requirement).

The applicant is proposing streets with a 44.5 foot right-of-way. There would be a private street with a sidewalk on one side of the street. The applicant also has a number of small, open space and common lots in the development. Some would be used as

open space and small pocket parks. Others would allow for drainage and public works uses.

This item complies with the Eldorado Development Agreement and Title 19. Staff recommended approval subject to conditions.

The original conditions per Staff Report dated August 12, 2015 are as follows:

Planning and Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances;
2. That all lands, areas, and open spaces are to be developed and maintained per the Development Agreement between the City of North Las Vegas and Pardee Homes of Nevada (formally Pardee Construction Company) dated December 10, 1988, or as amended.
3. A minimum 50-foot wide lot shall be used for all lots.
4. A minimum 20-foot setback shall be maintained to the garage.
5. A minimum 15-foot front setback shall be maintained to the dwelling unit.

Bob Gronauer, 1980 Festival Plaza, appeared on behalf of Pardee Homes.

Chairman Ewing opened the public hearing.

Michael Humphrey, 6666 Montezuma Castle Ln., North Las Vegas, spoke in opposition of this item. Mr. Humphrey asked why the master plan was being altered and said we did not have the infrastructure to support this.

Chairman Ewing closed the public hearing.

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)**

This item was presented by Marc Jordan, Planning Manager.

The applicant proposed to combine separate parcels into one parcel and build large warehouse buildings.

Staff had no objections and recommended approval.

Brent Parrish, 5740 S. Arville St., Las Vegas, worked with City staff over the past couple of months on this project and thanked them for their assistance. Mr. Parrish concurred with staff recommendations and requested approval.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

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)

This item was presented by Marc Jordan, Planning Manager.

The applicant would like to assemble individual parcels into one large parcel for future development of warehouse buildings.

Staff had no objections and recommended approval.

The original conditions per Staff Report dated August 12, 2015 are as follows:

Public Works:

1. This vacation shall record concurrently with the dedication of the following streets listed in the condition below, during the review of the associated civil improvement plans.
2. Dedication of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Donovan Way
 - b. Tropical Parkway
 - c. Ann Road {Subject to AMP-02-15}
 - d. Marion Drive a.k.a. Puebla St. (60' r/w) {Subject to AMP-02-15}
3. The precise areas being vacated and dedicated are subject to modification based upon a detailed review of the right-of-way during the civil improvement plan review process.
4. Should AMP-02-15 be denied, this application shall become null and void.

Brent Parrish, 5740 S. Arville St., Las Vegas, concurred with staff recommendations.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

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)**

This item was presented by Marc Jordan, Planning Manager.

Staff recommended approval.

The original conditions per Staff Report dated August 12, 2015 are as follows:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The tentative map shall become null and void should the accompanying request (ZN-05-15) to reclassify the subject site not be approved by the City Council.

Public Works:

3. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
6. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and Highways and/or City of North Las Vegas Municipal Code section 16.24.100:
 - a. Ann Road (as amended per AMP-02-15 and VAC-04-15)
 - b. Marion Drive (a.k.a. Puebla St.) as amended per AMP-02-15 (60' r/w)

[For information only: The adjacent property owner may vacate 10' upon development of his property (APN 123-29-701-001) making the total width sixty (60) feet].

- c. Donovan Way (60' r/w)
 - d. Tropical Parkway (60' r/w)
7. The developer is required to construct a raised median within Ann Road, subject to acquisition of a roadway easement or deed of dedication from the adjacent property owner. The median shall be constructed per Clark County Area Uniform Standard Drawing numbers 218 and 219 "A" type island curb. A thirteen (13) foot wide permanent travel lane with four foot wide Type II shoulder shall be constructed south of the median.
 8. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
 9. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code section 17.24.040 and Clark County Area Uniform Standard Drawing number 222.1, including throat depths. Conformance may require modifications to the site plan.
 10. Commercial driveways are to be constructed in accordance with Clark County Area Uniform Standard Drawing number 222.1, including throat depths, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
 11. The property owner is required to grant a roadway easement for commercial driveway(s).
 12. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
 13. A revocable encroachment permit for landscaping within the public right of way is required.
 14. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
 15. The applicant is responsible for acquiring any easements needed to construct the project.

16. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
17. This application shall comply with the conditions of approval for AMP-02-15 and VAC-04-15.
18. The proposed phasing plan for off-site construction is subject to review and approval by the Department of Public Works. Phase I off-site improvements shall be constructed with the first phase of development; however, in order to defer Phase II off-site improvements, a deed restriction in the form of a "Restrictive Covenant Not to Build" must be recorded, or as otherwise required by the Deputy Director of Public Works.

Brent Parrish, 5740 S. Arville St., Las Vegas, concurred with staff recommendations.

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)

This item was presented by Marc Jordan, Planning Manager.

Because more than six months have transpired since the original day care was operational, the applicant is required to apply for a special use permit.

There are approximately 56 parking spaces, where 54 are required.

Staff had no objections and recommended approval.

The original condition per Staff Report dated August 15, 2015 is as follows:

Planning and Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Sherina Donovan, 7736 Brilliant Forest St., Las Vegas, appeared to request approval to bring education to children in this area, and an education built on Montessori.

Commissioner Acevedo asked if the applicant would have the business to maintain operations. Ms. Donovan stated the prior facility closed due to a disagreement between the tenant and landlord. Ms. Donovan stated there was a desire for this business in the area.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Acevedo

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)

This item was presented by Marc Jordan, Planning Manager, who requested Item Nos. 15, UN-45-15 and 16, UN-46-15 be presented together since they were related. The items would be voted upon separately.

Item No. 15 is a request for a special use permit for vehicle sales and leasing, and Item No. 16 is a special use permit for a vehicle repair facility.

This property has already been developed. The applicant proposes to service, repair and lease Class 2 Vehicles (Class B under DMV standards), which are larger service type vehicles, but do not transport goods and services between states. The applicant has a business license for this location which is for servicing vehicles and a license to sell parts.

The vehicles that will be leased will be stored behind a block wall. The vehicles that will be repaired will be within the screened storage area. There is plenty of parking on the site, and complies with the parking requirements.

Staff had no objections and recommended approval of both use permits.

The original condition per Staff Report dated August 12, 2015 is as follows:

Planning and Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Richard Gallegos, 8395 W. Torino Ave., Las Vegas, appeared on behalf of the applicant. Mr. Gallegos concurred with staff recommendations and requested approval.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

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)

The comments below were brought forward from Item No. 15, UN-45-16:

This item was presented by Marc Jordan, Planning Manager, who requested Item Nos. 15, UN-45-15 and 16, UN-46-15 be presented together since they were related. The items would be voted upon separately.

Item No. 15 is a request for a special use permit for vehicle sales and leasing, and Item No. 16 is a special use permit for a vehicle repair facility.

This property has already been developed. The applicant proposes to service, repair and lease Class 2 Vehicles (Class B under DMV standards), which are larger service type vehicles, but do not transport goods and services between states. The applicant has a business license for this location which is for servicing vehicles and a license to sell parts.

The vehicles that will be leased will be stored behind a block wall. The vehicles that will be repaired will be within the screened storage area. There is plenty of parking on the site, and complies with the parking requirements.

Staff had no objections and recommended approval of both use permits.

The original condition per Staff Report dated August 12, 2015 is as follows:

Planning and Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Richard Gallegos, 8395 W. Torino Ave., Las Vegas, appeared on behalf of the applicant. Mr. Gallegos concurred with staff recommendations and requested approval.

Chairman Ewing opened the public hearing. Chairman Ewing closed the public hearing.

ACTION: APPROVED

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)**

The applicant was not present. Commissioner Stone requested the item be continued because he had questions regarding life safety issues.

Mr. Eastman advised because this item pertains to hazardous material, it will also be forwarded to City Council for final consideration.

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)**

The applicant was not present.

Chairman Ewing opened the public hearing.

Michael Humphrey, 6666 Montezuma Castle Ln., North Las Vegas, spoke in opposition to this item, and stated the applicant was not present. Mr. Humphrey stated the Mayor has spoken on many occasions regarding branding for the city and he did not see how tattoo parlors, loan establishments, and fast food...it just keeps piling in one after another. Mr. Humphrey stated the Planning Commission needed to put a stop to this.

Chairman Ewing advised Mr. Humphrey's comments would be brought forward in the September 9, 2015 meeting minutes.

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

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 Cyrstal 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.

PRESENTATION

Presentation of Outstanding Service Award to Jay Aston

Chairman Ewing and the Planning Commission presented a plaque to Mr. Aston for his 13 years of outstanding service to the citizens of North Las Vegas and the Planning Commission.

Mr. Aston stated when he first started on the Planning Commission, Nelson Stone was his mentor. He was appreciative of the members of the Planning Commission and staff. Mr. Aston stated he believed the current Planning Commission and staff made the right decisions for the right reasons. He was grateful to be part of the process for as long as he was.

ACTION: Presentation was made.

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.

Commissioner Perkins has used this Mobile App and received a timely response.

CHAIRMAN'S BUSINESS

There was no new business to report.

ADJOURNMENT

The meeting adjourned at 7:10 p.m.

/s/ Willard Ewing
Willard Ewing, Chairman

/s/ Julie Shields
Julie Shields, Recording Secretary