

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

April 13, 2016

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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

6:10 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 April 13, 2016 (For Possible Action)

ACTION: APPROVED, AS AMENDED. ITEM NO. 4, DA-02-16, CONTINUED TO MAY 11, 2016. ITEM NO. 10, UN-23-16, MOVED TO BE HEARD FIRST UNDER BUSINESS.

MOTION: Vice-Chairman Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Acevedo

MINUTES

2. Approval of the Planning Commission Meeting Minutes of March 9, 2016 (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: Chairman Ewing

ABSENT: Commissioner Acevedo

NEW BUSINESS

3. **AMP-03-16 (54157) THE VILLAGES AT TULE SPRINGS; VILLAGES 1, 2, 3 & 4 (Public Hearing).** An application submitted by Crescent Bay Development Services, LLC on behalf of KBSSOR Park Highlands LLC, property owner, for an amendment to the Master Plan of Streets and Highways to align with the street network for Villages 1, 2, 3 and 4. The properties are bound by Clayton Street, Grand Teton Drive, Losee Road, Clark County 215 Highway and Deer Springs Way. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

4. **DA-02-16 (54188) THE VILLAGES AT TULE SPRINGS (Public Hearing).** An application submitted by KBSSOR Park Highlands LLC, property owner, for an amendment to the Development Agreement for the Villages at Tule Springs to add development standards. The properties are bound by Clayton Street, Grand Teton Drive, Losee Road, Clark County 215 Highway and Deer Springs Way. (For Possible Action)

ACTION: CONTINUED TO MAY 11, 2016

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

5. **AMP-04-16 (54198) ANN & DECATUR (Public Hearing).** An application submitted by Kevin McKinley, on behalf of BOLV Real Estate Holdings, LLC, property owner, for an amendment to the Comprehensive Plan to change the land use from Community Commercial to Multi-Family (25 du/ac). The property is located just south of Ann Road and east of Decatur Boulevard. The Assessor's Parcel Number is 124-31-101-007. (For Possible Action)

ACTION: DENIED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

6. **ZN-04-16 (54200) ANN & DECATUR (Public Hearing).** An application submitted by Kevin McKinley on behalf of BOLV Real Estate Holdings, LLC, property owner, for a reclassification of property from the current designation of C-2, General Commercial District, to a PUD, Planned Unit Development District, consisting of 64 multi-family dwelling units. The property is located south of Ann Road and east of Decatur Boulevard. (For Possible Action)

ACTION: CONTINUED TO JUNE 8, 2016

MOTION: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Acevedo

The applicant requested Planning Commission's reconsideration of Item No. 6, ZN-04-16.

ACTION: RECONSIDERATION OF ZN-04-16 WAS APPROVED

MOTION: Vice-Chairman Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Acevedo

ACTION: DENIED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Kraft

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

NAYS: Chairman Ewing

ABSTAIN: None

ABSENT: Commissioner Acevedo

7. **T-1381 (54202) ANN & DECATUR.** An application submitted by Kevin McKinley on behalf of BOLV Real Estate Holdings, LLC, property owner, for approval of a tentative map in a proposed PUD, Planned Unit Development District, to allow a 16-lot residential subdivision (apartments). The property is located south of Ann Road and east of Decatur Boulevard. The Assessor's Parcel Number is 124-31-101-007. (For Possible Action)

ACTION: CONTINUED TO JUNE 8, 2016

MOTION: Vice-Chairman Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Acevedo

The applicant requested Planning Commission's reconsideration of Item No. 7, T-1381.

ACTION: RECONSIDERATION OF T-1381 WAS APPROVED

MOTION: Commissioner Stone

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Acevedo

ACTION: DENIED

MOTION: Commissioner Stone

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

NAYS: Chairman Ewing

ABSENT: Commissioner Acevedo

8. **FDP-01-16 (54132) MURPHY OIL USA.** An application submitted by Murphy Oil USA, Inc., on behalf of LV Tropical, LLC, property owner, for a Final Development Plan review in a PUD, Planned Unit Development District, to review a convenience food store with gas pumps. The property is located at the northwest corner of Losee Road and Tropical Parkway. (For Possible Action)

ACTION: APPROVED

MOTION: Vice-Chairman Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Acevedo

9. **SNC-01-16 (54121) NORTHGATE INDUSTRIAL (Public Hearing).** An application submitted by Tracy Hammer, for a Street Name Change in an M-2, General Industrial District, to rename a portion of Ann Road to Nexus, extending east of Lamb Boulevard (between Lamb Boulevard and Interstate 15). (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, and Greer

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Acevedo and Robison

10. **UN-23-16 (53875) FERRELLGAS (Public Hearing).** An application submitted by Ferrellgas L.P. on behalf of MEC Inc, property owner, for a Special Use Permit in an M-2, General Industrial District, to allow the storage of hazard materials (propane storage tank for 33,000 gallons). The property is located at 3020 North Commerce Street. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Stone

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Acevedo

11. **UN-24-16 (54060) STARBUCKS COFFEE (Public Hearing).** An application submitted by David S. Hills Architect, on behalf of Decatur-Rice LLC, property owner, for a Special Use Permit in a C-1, Neighborhood Commercial District, to allow the "On-Sale" liquor license (Beer, Wine, and spirit based products) in conjunction with a restaurant. The property is located at 6120 North Decatur Boulevard. The Assessor's Parcel Number is 124-30-214-001. (For Possible Action)

ACTION: APPROVED

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

12. **UN-25-16 (54149) COEX IMPORT EXPORT CORP (Public Hearing).** An application submitted by Dion Co (COEX Import Export Corp), on behalf of Urban Land of Nevada LLC, property owner, for a Special Use Permit in an M-1, Business Park Industrial District, to allow an Indoor Recycling Center. The property is located at 4168 North Pecos Road, Suite 103. The Assessor's Parcel Number is 140-06-401-006. (For Possible Action)

ACTION: APPROVED

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

13. **VAC-03-16 (54134) ACC CENTENNIAL PKWY (Public Hearing).** An application submitted by Barry Becker on behalf of Becker Ernest III & Mary Fam TR and NEVSUR INC, property owner, to vacate AccCentennial Parkway, a 60-foot right of way between Centennial Parkway and Regena Avenue. The Assessor's Parcel Number is 123-29-501-006. (For Possible Action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

14. **ZOA-02-16 (54143) AMEND PERMITTED USE TABLE (Public Hearing).** An application submitted by DND Holdings, LLC and EOE 126, LLC to amend Title 17 (Zoning Ordinance) Section 17.20.010, Table 17.20-1 (Permitted Use Table) to allow additional flexible uses to the M-1, Business Park Industrial District, and M-2, General Industrial District, and providing for other matters property related thereto. (For Possible Action)

ACTION: APPROVED AS AMENDED, WITH THE ADDITION OF A FEED STORE CATEGORY; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Perkins

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

NAYS: Commissioner Stone

ABSTAIN: None

ABSENT: Commissioner Acevedo

OLD BUSINESS

15. **AMP-02-16 (53579) COLEMAN AIRPARK II & III (Public Hearing).** An application submitted by DND Holdings, LLC, property owner, to amend the Comprehensive Plan to change the land use from Mixed Use Employment to Heavy Industrial. The properties are located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Numbers are 139-17-611-005 and 139-17-611-007. (For Possible Action) (Continued February 10, 2016)

ACTION: WITHDRAWN BY APPLICANT

16. **ZN-03-16 (53578) COLEMAN AIRPARK II & III (Public Hearing).** An application submitted by DND Holdings, 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 properties are located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Numbers are 139-17-611-005 and 139-17-611-007. (For Possible Action) (Continued February 10, 2016)

ACTION: WITHDRAWN BY APPLICANT

17. **WAV-01-16 (53581) COLEMAN AIRPARK II & III (Public Hearing).** An application submitted by DND Holdings, LLC, property owner, for a waiver in an M-1, Business Park Industrial District, (proposed property reclassification to an M-2, General Industrial District) for a waiver to reduce parking spaces and landscaping requirements. The properties are located at the northeast corner of Coleman Street and Evans Avenue. The Assessor's Parcel Numbers are 139-17-611-005 and 139-17-611-007. (For Possible Action) (Continued February 10, 2016)

ACTION: APPROVED AS AMENDED, CONDITION NO. 4 DELETED;
FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Kraft

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Acevedo

18. **UN-05-16 (53319) TERRIBLE HERBST (Public Hearing).** An application submitted by Osprey Real Estate Capital on behalf of Phantom Zone Holding LLC, property owner, for a Special Use Permit in a C-1, Neighborhood Commercial District, to allow a convenience store with gas pumps. The property is located at the southeast corner of Lone Mountain Road and North 5th Street. The Assessor's Parcel Number is 139-02-101-001. (For Possible Action) (Continued January 13, February 10, and March 9, 2016)

ACTION: APPROVED

MOTION: Commissioner Stone

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

NAYS: Commissioner Robison

ABSTAIN: None

ABSENT: Commissioner Acevedo

19. **UN-08-16 (53364) TERRIBLE HERBST (Public Hearing).** An application submitted by Osprey Real Estate Capital on behalf of Phantom Zone Holding LLC, property owner, for a Special Use Permit in a C-1, Neighborhood Commercial District, to allow a vehicle washing facility. The property is located at the southeast corner of Lone Mountain Road and North 5th Street. The Assessor's Parcel Number is 139-02-101-001. (For Possible Action) (Continued January 13, February 10, and March 9, 2016)

ACTION: APPROVED

MOTION: Commissioner Stone

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

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Acevedo

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Acting Director Jordan advised Faraday Future's groundbreaking ceremony was held earlier today. In addition, he announced Catherine Raynor, City Clerk, will begin Monday, April 18, 2016.

CHAIRMAN'S BUSINESS

There was no Chairman's business to report.

ADJOURNMENT

The meeting adjourned at 8:45 p.m.