

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

February 11, 2009

BRIEFING: 5:30 P.M., Conference Room, North Las Vegas City Hall, 2200 Civic Center Drive

CALL TO ORDER: 6:00 P.M., Council Chambers, North Las Vegas City Hall, 2200 Civic Center Drive

ROLL CALL: Chairman Angelo Carvalho - Present
Vice-Chairman Harry Shull - Absent
Commissioner Steve Brown - Present
Commissioner Dean Leavitt - Present
Commissioner Jay Aston - Present
Commissioner Jo Cato - Present
Commissioner Dilip Trivedi - Present

STAFF PRESENT: Frank Fiori, Planning & Zoning Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Bethany Sanchez, Deputy City Attorney II
Jennifer Doody, Development & Flood Control
Eric Hawkins, Public Works
Janice Carr, Fire Department
Jose Rodriguez, Police Department
Gina Luongo, Police Department
Ernie Buo, Utilities Department
Jo Ann Lawrence, Recording Secretary

WELCOME: Chairman Angelo Carvalho

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Commissioner Jo Cato

PUBLIC FORUM

There was no public participation.

MINUTES

• **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING
OF JANUARY 14, 2009.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Cato

AYES: Chairman Carvalho, Commissioners Leavitt, Aston, Cato and Trivedi

NAYS: None

ABSTAIN: None

Item No. 6 was heard next.

Commissioner Steve Brown participated in the meeting via conference call.

NEW BUSINESS

1. **UN-07-09 (37885) METRO PAWN (PUBLIC HEARING). AN APPLICATION SUBMITTED BY METRO PAWN ON BEHALF OF WIP-CD, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT TO ALLOW A PAWNSHOP. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF THE 215 BELTWAY AND DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 124-30-112-001.**

The application was presented by Marc Jordan, Planning Manager who explained the applicant was proposing to locate the business within Building "L" of the commercial center and would occupy approximately 3350 square feet. The required surveys have been submitted demonstrating compliance with Title 17 separation requirements of at least two miles from any other pawn shop. Staff was recommending approval of UN-07-09 subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Development shall comply with the previously approved conditions of SPR-41-06.
3. Fire access lanes shall be located in accordance with the Fire Code requirements.
4. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
5. Turning radii along the fire access lane shall be designed in accordance with the Fire Code.
6. The property shall have extra security cameras.
7. A poly-carbonate glazed partition shall separate the employees from the customers.
8. Exterior doors shall be wired for contact plates for an alarm system.
9. There shall be a robbery alarm installed that can be inconspicuously triggered by an employee.

10. The building plans shall be routed to the Police Department for review and approval prior to the issuance of any building permit.

Jeffrey Silver of Gordon Silver Law Firm, 3960 Howard Hughes Parkway, Las Vegas, NV 89169 appeared along with **George Garcia of G.C. Garcia, Inc., 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014**. Mr. Garcia indicated they concurred with Staff recommendation and also with the conditions amended by the Police Department.

Mr. Jordan indicated Condition No. 6 would be amended to read: "The property shall have external security cameras that will monitor the main entry and drive isles along the front of the store." and Condition No. 7 would be amended to read: "The counter height shall be 52" and, equipped with a key/magnetic locking door to help create a buffer between the employees and the customers."

Chairman Angelo Carvalho opened the Public Hearing. There was no public participation.

Chairman Carvalho closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH
CONDITION NOS. 6 AND 7 AMENDED TO READ:

6. THE PROPERTY SHALL HAVE EXTERNAL SECURITY CAMERAS THAT WILL MONITOR THE MAIN ENTRY AND DRIVE AISLE ALONG THE FRONT OF THE STORE.
7. THE COUNTER HEIGHT SHALL BE 52" AND EQUIPPED WITH A KEY/MAGNETIC LOCKING DOOR, TO HELP CREATE A BUFFER BETWEEN THE EMPLOYEES AND THE CUSTOMERS.

FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt
SECOND: Commissioner Aston
AYES: Chairman Carvalho, Commissioners Leavitt, Aston, Brown, Cato and Trivedi
NAYS: None
ABSTAIN: None

2. UN-08-09 (37886) METRO PAWN (PUBLIC HEARING). AN APPLICATION SUBMITTED BY METRO PAWN ON BEHALF OF MARCELLO AIRPORT CENTER, LLC & CLARK COUNTY DEPARTMENT OF AVIATION, PROPERTY OWNERS, FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT TO ALLOW A PAWNSHOP. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF RANCHO DRIVE AND CAREY AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-18-411-005.

The application was presented by Marc Jordan, Planning Manager who explained the applicant was proposing a new building, approximately 3500 square feet. In the original Staff Report there were a few items in the site plan that needed to be addressed, one of them being parking. The applicant submitted a revised site plan that dealt with the parking issues and was now in compliance. The site plan showed only five feet of landscaping where six feet was required, so there would be a modification to the site plan. Staff was recommending that UN-08-09 be denied as there was a two mile separation requirement from all pawn shops. The applicant provided a survey that demonstrated compliance within the boundaries of the City; however, Mr. Jordan explained there were three pawnshops located within the boundaries of the City of Las Vegas that were within two miles of the proposed pawnshop and a letter was received from the City of Las Vegas requesting the application be denied as the City of Las Vegas had a requirement that pawnshops must be at least 200 feet from property line to property line for property zoned or developed as residential and pointed out, the property across Rancho Drive was undeveloped, but was under a Resolution of Intent for residential development in the future. If the Commission determined approval was warranted, the following conditions were recommended, with amendments that would be read into the record should the Commission desire approval:

1. Unless expressly authorized through a variance, waiver or another method, this development shall comply with all applicable codes and ordinances.
2. That development shall comply with Commercial Development Standards and Design Guidelines, including but not limited to the following;
 - a. Eleven feet of foundation landscaping shall be provided along the north elevation (five (5) feet of sidewalk and six (6) feet of landscaping).
3. Development shall comply with all applicable conditions of approval for SPR-14-05. All elevations and colors shall coincide with the existing buildings.
4. The drive-thru window is prohibited.
5. Approval of a drainage study update is required prior to submittal of the civil improvement plans.

6. 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.
7. All off-site improvements must be completed prior to final inspection of the first building.
8. All NV 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.
9. The public street geometrics, width of over-pave and minimum thickness of the pavement sections will be determined by the Department of Public Works.
10. The property shall have extra security cameras.
11. A poly-carbonate glazed partition shall separate the employees from the customers.
12. Exterior doors shall be pre-wired with contact plates for an alarm system.
13. There shall be a robbery alarm installed that can be inconspicuously triggered by any employee.
14. The building plans shall be routed to the Police Department for review and approval prior to the issuance of any building permit.
15. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
16. The Clark County Department of Aviation requires applicant to file FAA form 7460-1 "Notice of Proposed Construction or Alteration" with the FAA or submit a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation.

Jeffrey Silver of Gordon Silver Law Firm, 3960 Howard Hughes Parkway, Las Vegas, NV 89169 appeared along with **George Garcia of G.C. Garcia, Inc., 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014**. Mr. Silver commented the City of Las Vegas was not opposed to the location of the business based on the two mile limitation imposed by the City of North Las Vegas, but was opposed due to the proposed residential development across Rancho Drive and the zoning for the Resolution of Intent was for a high density condominium project, which was a non-starter, so he did not feel the proposed condominium project would be the same as a residential neighborhood. Rancho Drive was a major street and was backed up to the North Las Vegas Airport.

Mr. Garcia gave an overview of the site and explained until a few years ago when the condominium site was rezoned residential, the zoning was commercial and explained the 200 foot distance requirement would be across Rancho Road, which was a busy arterial and not conducive to pedestrian traffic or influencing residential and was predominantly commercial. Mr. Garcia explained the proposed drive-thru for the site was atypical for pawn shops. He showed a picture of a super-pawn with a drive-thru, located in the City of Las Vegas and also showed a pawn shop located in the City of Las Vegas that was within 200 feet of a residential development and pointed out that was a common occurrence in the City of Las Vegas. Mr. Garcia also pointed out the City of Las Vegas' frame of reference was 1,000 foot separation between pawn shops. A traffic study was submitted on the circulation for the queuing analysis as there was reference on the queuing analysis for potential problems.

Chairman Angelo Carvalho opened the Public Hearing. There was no public participation.

Chairman Carvalho closed the Public Hearing.

Commissioner Dilip Trivedi asked Mr. Garcia how the security issue with the drive-thru was being addressed.

Mr. Garcia responded the only transactions occurring at the drive-thru would be from customers dropping off small items, or making payments. There would be cameras, which were imposed by the Police Department; both inside and outside of the building and there were also internal security practices and procedures that would be followed.

Commissioner Trivedi indicated he concurred with Staff recommendation.

Commissioner Jay Aston asked Mr. Jordan what conditions would be amended if the application were approved.

Mr. Jordan responded if the application was approved, Condition No. 4 would be deleted, Condition No. 10 would be amended to read: "The property shall have external security cameras that will monitor the main entry and drive aisle along the front of the store," and Condition No. 11 would be amended to read: "The counter height shall be 52" and equipped with a key/magnetic locking door, to help create a buffer between the employees and the customers."

Commissioner Aston asked the applicant to explain some of the changes that had taken place with pawn shops in recent years regarding some of the old fears and concerns versus how current laws had modified their use.

Mr. Silver explained the pawn shop business was a special privilege business, and as such, was highly regulated. The regulations pawn shops must follow were sufficiently difficult and

onerous, similar to a gaming establishment. For every transaction, a report must be made to the police agencies on a regular basis and there was training for the staff relative to identifying property that may not be appropriate for them to be exchanging and they made sure their operation was highly regulated and akin to a bank. He pointed out no firearms would be sold at the proposed location and any firearms taken in, would be sent to a licensed wholesaler approved by the ATF.

Commissioner Aston was not opposed to the application being approved at the proposed location, as there was an airport to the rear, a casino to the south, and a divided highway to the west.

Commissioner Dean Leavitt was concerned with the drive-thru, but could support the application.

Commissioner Jo Cato was in support of the application, but asked if the use of the drive-thru could be limited to payments only.

Commissioner Dean Leavitt suggested if there was a desire to approve the drive-thru, that a condition be added to limit the hours of operation to daylight hours only.

Neal Ducksberry, 6150 South Virginia, Reno, NV 89502 explained the hours of operation for the drive-thru was a little ambiguous, as the Super Pawn locations that had drive-thru windows were open extended hours, so he did not understand the request.

Commissioner Leavitt explained there were currently no pawn shops in North Las Vegas with drive-thru windows.

Mr. Garcia inquired what hours would be considered daylight hours.

Commissioner Leavitt suggested the hours for the drive-thru window be limited from 8 a.m. to 8 p.m.

Mr. Garcia agreed to the suggested time restriction for the drive-thru window.

Mr. Jordan recommended that Condition No. 4 be amended to read: "The drive-thru window shall only be open between the hours of 8:00 a.m. to 8:00 p.m."

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS LISTED IN MEMORANDUM DATED FEBRUARY 11, 2009 WITH CONDITION NOS. 4, 10 AND 11 AMENDED TO READ:

4. THE DRIVE-THRU WINDOW SHALL ONLY BE OPEN FROM THE HOURS OF 8:00 A.M. TO 8:00 P.M.

10. THE PROPERTY SHALL HAVE EXTERNAL SECURITY CAMERAS THAT WILL MONITOR THE MAIN ENTRY AND DRIVE AISLE ALONG THE FRONT OF THE STORE.
11. THE COUNTER HEIGHT SHALL BE 52" AND EQUIPPED WITH A KEY/MAGNETIC LOCKING DOOR, TO HELP CREATE A BUFFER BETWEEN THE EMPLOYEES AND THE CUSTOMERS.

FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Aston
SECOND: Commissioner Leavitt
AYES: Chairman Carvalho, Commissioners Leavitt, Aston, Brown, and Cato
NAYS: Commissioner Trivedi
ABSTAIN: None

3. **UN-10-09 (37974) DORRELL TEMP. COMM. SITE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TURN-KEY TELECOM LLC ON BEHALF OF LAACO LTD, PROPERTY OWNER, TO ALLOW A SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT FOR A TEMPORARY BUILDING (COMMUNICATION TOWER ON WHEELS). THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF DORRELL LANE AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-101-014.**

The application was presented by Robert Eastman, Principal Planner who explained the site originally had an approved telecommunication tower and mini-storage facility in 2005 and 2006. The applicant was proposing to develop an 80 foot tower with six panel antennas located near the top of the tower. Since this was a temporary tower, the generator and other equipment was located at the base of the tower. As the tower was in compliance with the set-back requirements and was located properly on a commercial zoned site, Staff was recommending approval of UN-10-09 subject to the following conditions:

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 UN-10-09 is site specific and non-transferable.
3. Unless an extension is approved, the temporary telecommunication tower (COW) shall not be allowed for more than one year, from the date of Planning Commission's approval.
4. The applicant shall provide paved access to the site within public right-of-way per Clark County Area Uniform Standard Drawings for Public Works Construction - Off Site Improvements, Drawing Number 209, or as otherwise required by the Director of Public Works. Additionally, an onsite service access drive, from the public roadway, must be provided that satisfied the Clark County Department of Air Quality and Environmental Management rules and regulations.
5. If the Public Works Department requires offsite improvements along Dorrell Lane, the developer shall provide water and sewer main extensions.
6. If connections to water and sewer lines are needed and offsite improvements are not required by Public Works Department, civil improvement plans must be submitted and approved by the Utilities Department.
7. The site shall be enclosed by six feet high fencing.

8. Onsite security shall be provided subject to the review and approval of the North Las Vegas Police Department.
9. Barricades shall be setup inside the fencing to establish a perimeter around structure.
10. Building Permit is required for the proposed temporary trailer mounting 80 foot high monopole.
11. Structural drawings and calculations stamped and signed by a NV registered Professional Engineer are required when submitting for building permit. Structural calculations shall include analysis and design to adequacy of the monopole structure and trailer due to vertical loads, overturning and sliding from wind/seismic lateral loads.

Debbie DePompei, Turn-Key Telecom LLC, 8432 Justine Court, Las Vegas, NV 89128 appeared on behalf of the applicant, giving some history on the site and requested that Condition No. 3 be amended to allow a three year approval instead of being required to request two additional one year extensions of time, and if the ordinance prohibited granting the extension at this time, she requested that the one year approval commence from the date of Building Permit approval versus from the date of Planning Commission approval. She also addressed Public Works' Condition Nos. 4, 5, and 6, which dealt with paved access to the site and future off-site improvements. She explained the use was a temporary communication site, which was an unmanned facility, which would only be visited approximately one time per month and would not create any traffic. The tower would occupy approximately a 60' X 60' area on the parcel and the communication site was not intended as the principle use on the parcel. She pointed out Dorrell Lane was an unpaved road that provided sufficient access to the site, and she did not feel paving the road to the site would be necessary for a temporary use and stated it created a significant financial hardship for the applicant. Once the property was fully developed for the principle use, the intent was to convert the temporary tower to a permanent one, most likely a mono-pine tower. Ms. DePompei pointed out Condition No. 8 dealt with on-site security and she did not feel on-site security was necessary and regarding Condition No. 9 it was felt that the fencing provided sufficient security for the site. She asked for approval with the deletion of Condition Nos. 4, 5, 6, 8 and 9 and asked that Condition No. 3 be amended to permit either an approval of three years versus the one year, or the approval be effective from the date of Building Permit approval instead of Planning Commission approval.

Chairman Angelo Carvalho opened the Public Hearing. The following participant came forward:

- **Tyrone Thompson, 117 Fox Crossing Avenue, North Las Vegas, NV** pointed out the temporary tower was closer to the residential than the previously approved permanent cell site. He asked if the temporary tower was approved if it could be located on the C-1 parcel furthest from the residential development and asked the noise level of the generator.

Ms. DePompei explained the generators used were very quiet; but, they were planning to bring power to the site via a temporary power pole due to the cost of operating a generator. She explained all set-back requirements had been met and locating the tower any further to the west was cost prohibitive.

Mr. Thompson stated he did not want a trailer on wheels by his home and asked that the Commission consider the condition regarding the one year approval, as he did not feel anything would be done within the next three years and was concerned about the fencing and wanted to be sure the site was aesthetically pleasing to the community. Mr. Thompson asked who the cell phone provider would be.

Ms. DePompei responded the provider would be Cricket Communications and possibly AT & T.

Mr. Thompson asked how secure the trailer would be, if it would be affected by the wind or weather.

Ms. DePompei explained the trailer would be anchored and secure and they would provide adequate security.

Chairman Carvalho closed the Public Hearing.

Commissioner Jay Aston asked Staff to explain the need for a paved access road, water and sewer main extensions, and civil improvements plans.

Ernie Buo of the Utilities Department explained the property was located on the northwest side of Dorrell Lane and Commerce Street and the condition was, if Public Works would require them to provide the off-site improvements along Dorrell Lane, then the service rules would require the applicant to install water and sewer main extensions.

Jennifer Doody of Public Works explained that was only if Public Works was requiring the applicant to install the permanent half-street improvements because they do not want the street ripped up in the future to extend the water lines and explained Public Works was only requiring temporary access roads due to air quality issues.

Commissioner Aston questioned the Police Department regarding on-site security.

Jose Rodriguez of the Police Department explained on-site security did not necessarily mean security guards, it could be security cameras, alarms, etc., because the tower, even though it was temporary in nature and on wheels, it was not beyond the realm of possibility in the Police world for it to grow legs and walk.

Commissioner Aston clarified the Police Department wanted the applicant to consult with them on the security requirements.

Mr. Rodriguez responded that was correct.

Marc Jordan, Planning Manager explained Condition No. 3 was an ordinance requirement and explained the temporary tower could not be moved, as the application was site specific.

Commissioner Dean Leavitt asked Staff if the effective date could be changed.

Mr. Jordan responded the expiration date could not be changed, as it was an ordinance requirement that the one year start from the Planning Commission approval date.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

AYES: Chairman Carvalho, Commissioners Leavitt, Aston, Brown, Cato and Trivedi

NAYS: None

ABSTAIN: None

4. UN-11-09 (37983) COMPASS BEHAVIORAL HEALTH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ADREANA ROBINSON ON BEHALF OF BAG GROUP LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, TO ALLOW A CHILD CARE FACILITY. THE PROPERTY IS LOCATED AT 4600 WEST CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-06-215-011.

The application was presented by Robert Eastman, Principal Planner who explained the use would occupy a 3200 square foot suite inside a strip commercial center. The site, even with the proposed day care center, would still be in compliance with all parking regulations for the commercial activity and seems to be an appropriate use for the site and was in compliance with all of the Design Standards when it was originally constructed; therefore, Staff was recommending approval of UN-11-09 with the deletion of Condition No. 2. The original recommended conditions are as follows:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. The applicant must apply for a change of occupancy with the Building Safety Division of the City of North Las Vegas. Any applications for a tenant improvement will simultaneously satisfy this requirement. The change of occupancy must be approved by the City prior to occupancy.
4. A reception area shall be setup to monitor the entrance and ensure that none of the children can leave the building without being accompanied.

Lora Dreja, 520 South 4th Street, Las Vegas, NV 89101 appeared on behalf of the applicant indicating she concurred with Staff recommendation.

Chairman Angelo Carvalho opened the Public Hearing. There was no public participation.

Chairman Carvalho closed the Public Hearing.

Commissioner Dilip Trivedi questioned the applicant about the play area for the children.

Ms. Dreja explained the applicant was governed by State Statutes as opposed to City of North Las Vegas. The State was classifying the day care center as an institutional use, because there were mostly medical personnel on-site and it was an after school facility

where students received training on appropriate behavior and anger management issues between the hours of 3 p.m. to 6 p.m.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 2

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

AYES: Chairman Carvalho, Commissioners Leavitt, Aston, Brown, Cato and Trivedi

NAYS: None

ABSTAIN: None

5. VAC-01-09 (37953) PROJECT HOTEL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LASER DEVELOPMENT LLC ON BEHALF OF CASINO HOLDING GROUP LLC, PROPERTY OWNER TO VACATE CASTLEBERRY LANE BETWEEN CENTENNIAL PARKWAY AND INTERSTATE 15. THE ASSESSOR'S PARCEL NUMBERS ARE 123-28-501-005, 123-28-501-006, 123-28-501-007, AND 123-28-501-008.

The application was presented by Robert Eastman, Principal Planner who explained the vacation request was to help facilitate the development of the Project Hotel. The vacation was originally applied for last year; however, at that time it would have land locked parcels, as depicted currently in the location map. Since that time, property owners on both sides of Castleberry Lane were in the process of filing reversionary maps to put property into one parcel, so the land locking would not occur. Staff was recommending approval of VAC-01-09 subject to the following conditions:

1. Recordation of Reversionary Parcel Map #36641 is required, or this application shall be deemed null and void.
2. VAC-01-09 must record concurrently with Reversionary Parcel Map #35968. Should the Order of Vacation not record within two (2) years from the approval date, the vacation shall be deemed null and void.

Michael Livingston, 1350 Town Center Drive #3032, Las Vegas, NV 89144 appeared on behalf of the applicant indicating he concurred with Staff recommendation.

Chairman Angelo Carvalho opened the Public Hearing. There was no public participation.

Chairman Carvalho closed the Public Hearing.

**ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;
FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION**

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

AYES: Chairman Carvalho, Commissioners Leavitt, Aston, Brown, Cato and Trivedi

NAYS: None

ABSTAIN: None

Public Forum was heard next.

6. **UN-67-08 (37952) PROJECT HOTEL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LASER DEVELOPMENT LLC ON BEHALF OF CASINO HOLDING GROUP LLC, PROPERTY OWNER, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT FOR A HOTEL. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND LINN LANE. THE ASSESSOR'S PARCEL NUMBERS ARE 123-28-501-005, 123-28-501-006, 123-28-501-007, AND 123-28-501-008.**

It was explained UN-67-08 was being continued to the February 25, 2009 meeting, as the public hearing notification in the newspaper was incorrect.

Chairman Angelo Carvalho opened the Public Hearing. There was no public participation.

Chairman Carvalho explained the Public Hearing would remain open.

ACTION: CONTINUED TO FEBRUARY 25, 2009

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

AYES: Chairman Carvalho, Commissioners Leavitt, Aston, Cato and Trivedi

NAYS: None

ABSTAIN: None

Item No. 1 was heard next.

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Planning and Zoning Director Frank Fiori informed the Commission the workshop for the presentation by American Institute of Architects (AIA) on the "Blueprint for Nevada" had been rescheduled to March 4, 2009.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 6:56 p.m.

APPROVED: March 11, 2009

/s/ Angelo Carvalho
Angelo Carvalho, Chairman

/s/ Jo Ann Lawrence
Jo Ann Lawrence, Recording Secretary