

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

February 24, 2010

BRIEFING

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

CALL TO ORDER

6:03 P.M., Council Chambers, North Las Vegas City Hall, 2200 Civic Center Drive

WELCOME

Chairman Dean Leavitt

VERIFICATION

Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Jay Aston

PUBLIC FORUM

- **Scott Sauer (no address stated)** informed the Commission it was made publicly known at the Mayor's Town Hall meeting that he convinced his employer to provide the electrical engineering for the Northern Star Safety Village at no charge.

MINUTES

- Approval of the minutes for the Planning Commission Meeting of January 27, 2010.

ACTION: APPROVED

MOTION: Commissioner Trivedi

SECOND: Commissioner Cato

AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Aston, Cato, Trivedi and DePhillips

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **AMP-01-10 (40436) CNLV ANNEXATION** (Public Hearing). An application submitted by the City of North Las Vegas on behalf of Apex Holding Company, LLC and U.S.A., Kapex, LLC, the Meldrum Family Trust, Jafar & Seyed Hajar Yassai, the Mendenhall Family Trust, Apex 27.07 LLC & B.E.T.F.H.H.G.P., P.T. Corporation, the Dayley Family Trust, Apex 106 LLC, Las Vegas Paving Corporation, North Industrial IX LLC, Apex Properties LLC, DUE Nasi LLC, Coury Hughes Apex LLC, and Apex 35 LLC, Apex 53.03 LLC, 5 Alive LLC, Douglas R. & Dawn Marie Sinclair, Lynn Louis & Cynthia A. Hutchins, OTH-2003 Apex Industrial #28, OTH-2003 Apex Industrial #29, Nornikrap Apex Trust, the Gordon O. Schettler Family Trust, 450 H LLC, Albert C. Alvey & Rochelle D. Alvey, Sterling Trust Company C/FBO Paul Robert Barlow IRA, Gordon C. Olsen, Kim C. Moore, and Don W. Mayhue, Jr. & Janet E. Mayhue, Co-Trustees U.T.D. and the Boreta Vaso 2000 Trust, property owners, for an amendment to the Comprehensive Plan, land use element, to add annexed parcels to the land use plan with a land use designation of Heavy Industrial. The property is located north of Grand Teton Street and west of I-15.

The Assessor's Parcel Numbers are 084-32-010-003; 084-32-010-005 thru 084-32-010-013; 084-33-010-003; 084-33-010-006; 084-33-010-008 thru 084-33-010-012; 084-33-010-015 thru 084-33-010-017; 103-03-010-003; 103-03-010-005; 103-03-010-006; 103-04-010-010 thru 103-04-010-016; 103-04-010-018; 103-04-010-019; 103-04-010-018; 103-04-010-019; 103-04-010-021; 103-04-010-022; 103-05-010-003 thru 103-05-010-007; 103-08-510-001; 103-08-510-003 thru 103-08-510-007; 103-08-510-009; 103-08-510-010; 103-08-610-002; 103-08-610-003; 103-09-101-001; 103-10-000-004; 103-10-010-003; 103-10-010-005; 103-10-010-010 thru 103-10-010-015; 103-10-010-017; 103-10-010-019; 103-10-010-026; 103-11-010-005 thru 103-11-010-012; 103-11-010-014; 103-13-000-010; 103-13-010-015; 103-14-000-004; 103-010-003; 103-14-010-006; 103-14-010-011 thru 103-14-010-014; 103-

14-010-016; 103-15-000-002; 103-15-010-002; 103-15-010-003; 103-16-000-004; 103-16-010-005; 103-16-010-006; 103-21-000-004; 103-21-010-006; 103-21-011-001; 103-22-000-005; 103-22-000-006; 103-27-000-003; 103-27-000-007; 103-27-000-008; 103-27-010-017; 103-28-000-002; 103-28-000-003; 103-28-010-001; 103-28-010-002; 103-29-000-007 thru 103-29-000-009; 103-29-010-001; 103-32-000-002; 103-32-010-003 thru 103-32-010-005; 103-33-000-002; 103-33-010-003; 103-34-000-004; 103-34-010-015; 103-34-010-018; 122-02-000-002; 122-02-010-004 thru 122-02-010-008; 122-02-010-010 thru 122-02-010-012; 122-02-010-016; 122-02-010-017; 122-03-000-009; 122-03-000-015 thru 122-03-000-019; 122-04-000-005; 122-04-000-009; 122-04-000-010; 122-04-010-004; 122-05-000-002; 122-05-000-003; 122-06-010-002; 122-07-000-002; 122-07-010-003; 122-08-000-003; 122-08-010-002; 122-08-010-003; 122-09-101-001; 122-09-210-002; and 122-09-401-001.

ACTION: CONTINUED TO MARCH 10, 2010

MOTION: Commissioner Aston

SECOND: Vice-Chairman Brown

AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Aston, Cato, Trivedi and DePhillips

NAYS: None

ABSTAIN: None

2. **AMP-02-10 (40470) CNLV ANNEXATION** (Public Hearing). An application submitted by the City of North Las Vegas on behalf of Flamingo Paradise Partners LLC, Lill Williams Holdings LP, State of Nevada, Heidisue LLC, AML Investment I LLC, Southern Nevada Operating Engineers JATC, property owners, for an amendment to the Comprehensive Plan, land use element, to add annexed parcels to the land use plan with a land use designation of Heavy Industrial. The properties are located at the southwest corner of Hollywood Boulevard and Ann Road. The Assessor's Parcel Numbers are 123-33-501-002; 123-34-101-002; 123-34-101-005; 123-34-101-012; 123-34-101-013; and 123-34-501-001.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Brown

SECOND: Commissioner Trivedi

AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Aston, Cato, Trivedi and DePhillips

NAYS: None

ABSTAIN: None

3. **AMP-03-10 (40471) CNLV ANNEXATION** (Public Hearing). An application submitted by the City of North Las Vegas on behalf of Veronica Topachikyan, property owner, for an amendment to the Comprehensive Plan, land use element, to add an annexed parcel to the land use plan with a land use designation of Heavy Industrial. The property is located at the southeast corner of Smiley Road and Novak Street. The Assessor's Parcel Number is 123-32-301-005.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Brown

SECOND: Commissioner Trivedi

AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Aston, Cato, Trivedi and DePhillips

NAYS: None

ABSTAIN: None

4. **UN-13-10 (40413) PYRITZ STORAGE** (Public Hearing). An application submitted by August Santore on behalf of Truman Family LP and Las Vegas Paving Corporation, property owners, for a special use permit in an M-2, General Industrial District to allow hazardous materials (pyrotechnics and fireworks storage). The property is located at 4910 Donovan Way. The Assessor's Parcel Numbers are 123-31-302-001, 123-31-302-002, 123-31-402-001 and 123-31-402-002.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Trivedi

AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Aston, Cato, Trivedi and DePhillips

NAYS: None

ABSTAIN: None

5. **UN-14-10 (40425) IHADF FACILITY** (Public Hearing). An application submitted by Texas Station, LLC on behalf of Texas Gambling Hall & Hotel, Inc., property owner, for a special use permit in a C-2, General Commercial District to allow seven (7) temporary buildings for a community and learning center. The property is located at 2101 Texas Star Lane. The Assessor's Parcel Number is 139-19-602-001.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner DePhillips

AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Aston, Cato, Trivedi and DePhillips
NAYS: None
ABSTAIN: None

6. **AMP-04-10 (40480) VISTA CIELO VILLAGE 1** (Public Hearing). An application submitted by Harmony Homes on behalf of Harmony 461, LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Single-Family Medium (6.01 du/acre; up to 13 du/acre) to Single-Family Low (4.5 du/acre; up to 6 du/acre). The property is located at the northeast corner of Ann Road and Lawrence Street. The Assessor's Parcel Numbers are 124-26-812-003 thru 124-26-812-005 and 124-26-815-001 thru 124-26-815-103.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

7. **ZN-02-10 (40370) VISTA CIELO VILLAGE 1** (Public Hearing). An application submitted by Harmony Homes on behalf of Harmony 461, LLC, property owner, for reclassification of properties from PUD, Planned Unit Development District to R-1, Single-Family Residential District. The properties are located at the northeast corner of Ann Road and Lawrence Street. The Assessor's Parcel Numbers are 124-26-812-003 thru 124-26-812-005 and 124-26-815-001 thru 124-26-815-103.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

8. **T-1337 (40369) VISTA CIELO VILLAGE 1.** An application submitted by Harmony Homes on behalf of Harmony 461, LLC, property owner, for approval of a tentative map in a PUD, Planned Unit Development District (proposed R-1, Single-Family Residential District) consisting of 79 single-family lots. The properties are located at the northeast corner of Ann Road and Lawrence Street. The Assessor's Parcel Numbers are 124-26-812-003 thru 124-26-812-005 and 124-26-815-001 thru 124-26-815-103.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS LISTED IN REVISED MEMORANDUM DATED FEBRUARY 24, 2010 WITH THE DELETION OF CONDITION NOS. 7, 8, 9, 10, 12, 13, 15, 16, 17, 27, 35, 36, 38, 40, AND 41, AND CONDITION NOS. 4, 20, AND 32 AMENDED AS FOLLOWS:

4. AN EIGHT (8) FOOT WIDE MEANDERING SIDEWALK MUST BE PROVIDED ALONG THE FRONTAGE OF LAWRENCE STREET AND ANN ROAD; UNLESS AS OTHERWISE APPROVED BY THE DIRECTOR OF PLANNING AND ZONING.
20. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON 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.
32. THE STREET NAMES SHALL BE IN ACCORDANCE WITH THE NORTH LAS VEGAS STREET NAMING AND ADDRESS ASSIGNMENT STANDARDS AND MUST BE APPROVED BY THE CITY OF LAS VEGAS CENTRAL FIRE ALARM OFFICE.

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

9. **ZN-98-04 (40368) ANN-LOSEE PUD AMENDMENT** (Public Hearing). An application submitted by Harmony Homes on behalf of Harmony 461, LLC, property owner, for an amendment to a previously approved PUD, Planned Unit Development District to remove Village 1 consisting of 98 lots from the development. The properties are located at the northeast corner of Ann Road and Lawrence Street. The Assessor's Parcel Numbers are 124-26-812-003 thru 124-26-812-010, 124-26-813-001 thru 124-26-813-006, 124-26-814-001 thru 124-26-814-066, 124-26-815-001 thru 124-26-815-103, 124-35-510-003 thru 124-35-510-006, 124-35-511-001 thru 124-35-511-020, 124-35-511-024 thru 124-35-511-031, 124-35-511-036 thru 124-35-511-041, 124-35-511-044 thru 124-35-511-046, 124-35-512-001 thru 124-35-512-066, 124-35-513-001 thru 124-35-513-099, 124-35-514-001 thru 124-35-514-009, 124-35-612-003 thru 124-35-612-005, 124-35-613-001 thru 124-35-613-048, 124-35-614-001 thru 124-35-614-118, 124-35-614-125, 124-35-614-127 thru 124-35-614-138, and 124-35-616-001.

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

MOTION: Vice-Chairman Brown

SECOND: Commissioner Trivedi

AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Aston, Cato,
Trivedi and DePhillips

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

There was no report given.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 6:47 p.m.