

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

March 10, 2010

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

WELCOME

Chairman Dean Leavitt

VERIFICATION

Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE

Vice-Chairman Steve Brown

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of the minutes for the Planning Commission Meeting of February 10, 2010.

ACTION: APPROVED

MOTION: Commissioner Trivedi

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **UN-12-08 (40483) DISCOUNT TIRE** (Public Hearing). An application submitted by Discount Tire Co. on behalf of Halle Properties LLC, property owner, for an extension of time for a previously approved special use permit in a C-2, General Commercial District to allow an automobile service facility. The property is located at the southeast corner of Centennial Parkway and Kitamaya Street. The Assessor's Parcel Number is 124-27-115-020.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Chairman Leavitt

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

NAYS: None

ABSTAIN: None

2. **UN-17-10 (40506) A & M AUTO BODY & FRAME** (Public Hearing). An application submitted by Liz A. Bustillos on behalf of Arche's Place, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile repair facility. The property is located at 4244 North Pecos Road. The Assessor's Parcel Number is 140-06-317-003.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

3. **VAC-01-10 (40505) RIVERWALK HIGH NOON** (Public Hearing). An application submitted by D.R. Horton Inc., property owner, to vacate utility, sewer and drainage easements on the northern portion of the Riverwalk High Noon Development. The property is located at the southwest corner of Ranch House Road and Centennial Parkway. The Assessor's Parcel Numbers are 124-30-211-001 through 124-30-211-089.

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

MOTION: Vice-Chairman Brown

SECOND: Commissioner Cato

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

4. **FDP-01-10 (40247) RIVERWALK HIGH NOON.** An application submitted by D.R. Horton, Inc., property owner, for a final development plan review in a PUD, Planned Unit Development District consisting of 44 single-family dwellings and 57 triplex units. The property is located at the southwest corner of Ranch House Road and Centennial Parkway. The Assessor's Parcel Numbers are 124-30-211-001 thru 124-30-211-189.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

5. **UN-15-10 (40493) WELLS FARGO BANK (Public Hearing).** An application submitted by Rob Jacknewitz on behalf of College Park Realty Company and Weingarten Nostat, Inc., property owners, for a special use permit in an R-A/CR, Redevelopment Area/Commercial/Retail Subdistrict to allow a financial institution (bank). The property is located at 2401 East Lake Mead Boulevard. The Assessor's Parcel Number is 139-23-713-003.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE ADDITION OF A NEW CONDITION NO. 4 AND THE REMAINDER OF CONDITIONS TO BE RENUMBERED:

4. ALL LIGHTS ON THE UNDERSIDE OF THE DRIVE THRU CANOPY SHALL BE RECESSED CAN LIGHTS AND SHALL DIRECT LIGHT DOWNWARD.

FORWARDED TO THE REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION.

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

6. **UN-16-10 (40504) NEW CREATION @ CENTENNIAL & GOLDFIELD** (Public Hearing). An application submitted by New Creation Outreach Ministry on behalf of Centennial 5 Development, LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a church. The property is located at 150 East Centennial Parkway Suites 111 & 112. The Assessor's Parcel Number is 124-22-812-002.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 2 AND THE ADDITION OF CONDITION NO. 3 TO READ:

3. PLANS SHALL BE SUBMITTED TO THE BUILDING AND SAFETY DIVISION OF THE CITY OF NORTH LAS VEGAS DEMONSTRATING THE BUILDING CAN ACCOMMODATE THE NEW USE PRIOR TO OCCUPYING THIS SPACE AS A CHURCH. ANY PLANS FOR TENANT IMPROVEMENT WILL SATISFY THIS REQUIREMENT.

MOTION: Vice-Chairman Brown

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

7. **SPR-01-10 (40499) CIVIC CENTER NURSERY**. An application submitted by Reed Hinkelman, property owner, for a site plan review in an M-2, General Industrial District to allow a 15 foot perimeter landscape area along Civic Center Drive and a five (5) foot perimeter landscape area along I-15 where 20 feet is the minimum required. The property is located west of Civic Center Drive and approximately 658 feet north of Branson Avenue. The Assessor's Parcel Number is 139-12-103-006.

ACTION: CONTINUED TO MARCH 24, 2010

MOTION: Commissioner Perkins

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

8. **ZOA-01-10 (40510) CNLV - AUTO TITLE LOANS & AUTOMOBILE PAWNBROKERS** (Public Hearing). An application submitted by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), Section 17.12.020 (Definitions) to amend the definition of auto title loan and add definitions of automobile pawnbroker and pawnshop; and to provide for other matters properly related thereto.

ACTION: CONTINUED TO MARCH 24, 2010

MOTION: Vice-Chairman Brown

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

OLD BUSINESS

9. **AMP-01-10 (40436) CNLV ANNEXATION** (Public Hearing). An application submitted by the City of North Las Vegas on behalf of the Meldrum Family Trust, Jafar & Seyed Hajar Yassai, the Mendenhall Family Trust, Apex 27 07 LLC 64.33% & B E T F H H G P 35.67%, P.T. Corporation, Dayley Family Trust, Apex 106 LLC, Las Vegas Paving Corporation, Due Nasi LLC, North Industrial IX LLC, Car Mine Limited Partnership, Apex Properties LLC, Coury Hughes Apex LLC, Apex 35, LLC, LVPC KPAX LLC, Apex 53.03 LLC, 5 Alive LLC, Douglas R. & Dawn Marie Sinclair, Lynn Louis & Cynthia A. Hutchins, On the Horizon Inc. 75% & Raymond H. & Susan A. Aver 25%, Nosnikrap Apex Trust, U.S.A, Apex Holding Company LLC, UNEV Pipeline LLC, Kapex, LLC, LVPC A913 LLC, Gordon O. Schettler Family Trust, 450 H LLC 72.36% & Albert C. & Roshelle D. Alvey 27.64%, Paul Robert Barlow IRA FBO et al., Gordon C. Olsen 65.01% & Kim C. Moore 34.99%, Don W. Mayhue, Jr. & Janet E. Mayhue, Mason Harvey Living Trust, and APEX Corners LLC 87.324 % & D A B Investments LLC 12.676%, 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 generally located north of Grand Teton Street and west and east of Interstate-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; 103-04-010-021; 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; 103-09-010-001; 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; 103-14-000-009; 103-14-000-010; 103-14-010-006; 103-14-010-011 thru 103-14-010-014; 103-14-010-016; 103-15-000-002; 103-15-000-005; 103-15-010-002; 103-15-010-003; 103-16-010-005; 103-16-010-006; 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; 122-03-000-016 thru 122-03-000-019; 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. **(Continued February 24, 2010)**

ACTION: CONTINUED TO APRIL 14, 2010

MOTION: Vice-Chairman Brown

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

A representative for the shopping center located at the southwest corner of Lake Mead Boulevard and Civic Center Drive inquired why there was an item on the agenda for Wells Fargo Bank and gave some history on the center and the lease with Wells Fargo.

DIRECTOR'S BUSINESS

Planning and Zoning Director Frank Fiori spoke to the Commission regarding holding the Planning Commission meeting one time per month and indicated a memo had been prepared for the Acting City Manager to present to Council for their input and direction to the Planning Commission.

CHAIRMAN'S BUSINESS

Chairman Dean Leavitt pointed out the flyer received for ethics training by The Nevada Commission on Ethics which would be held Thursday, March 25, 2010 from 9:00 a.m. to 11:00 a.m. at the City of Henderson City Council Chambers or Friday, March 26, 2010 from 8:30 a.m. to 10:30 a.m. in the Clark County Commission Chambers and encouraged Commissioners to attend one of the sessions.

ADJOURNMENT

The meeting adjourned at 6:44 p.m.