

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

April 14, 2010

BRIEFING

5:35 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

Chairman Dean Leavitt

PUBLIC FORUM

There was no public participation.

MINUTES

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

ACTION: APPROVED

MOTION: Vice-Chairman Brown

SECOND: Commission Trivedi

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

NAYS: None

ABSTAIN: Commissioner Aston

NEW BUSINESS

1. **UN-28-02 (40737) CENTENNIAL CROSSINGS** (Public Hearing). An application submitted by Casino Site, LLC and Carl Parmer Living Trust et al., property owners, for an extension of time for a previously approved special use permit in a C-2, General Commercial District to allow a casino/hotel. The property is located at the northeast corner of Interstate 15 and 215 Beltway. The Assessor's Parcel Numbers are 123-28-101-003 through 123-28-101-006.

ACTION: CONTINUED TO APRIL 28, 2010

MOTION: Commissioner Aston

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

2. **UN-21-10 (40629) ELECTRIFIED SECURITY FENCE** (Public Hearing). An application submitted by Silver Dollar Recycling on behalf of Friedman Properties LTD, property owner, for a special use permit in an M-2, General Industrial District to allow additional security measures consisting of an electric fence. The property is located at 3870 Losee Road. The Assessor's Parcel Number is 139-12-104-011.

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 Aston, Cato, Trivedi, and Perkins

NAYS: None

ABSTAIN: None

3. **UN-22-10 (40706) ARCO AM/PM** (Public Hearing). An application submitted by Nevada West Petroleum, LLC on behalf of NEVSUR Insurance Agency, Inc., property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a convenience food store with gas pumps. The property is located at the northwest corner of Cheyenne Avenue and Martin L. King Boulevard. The Assessor's Parcel Number is 139-09-401-011.

ACTION: CONTINUED TO APRIL 28, 2010

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

4. **UN-23-10 (40707) ARCO AM/PM** (Public Hearing). An application submitted by Nevada West Petroleum, LLC on behalf of NEVSUR Insurance Agency, Inc., property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow an automobile washing establishment. The property is located at the northwest corner of Cheyenne Avenue and Martin L. King Boulevard. The Assessor's Parcel Number is 139-09-401-011.

ACTION: CONTINUED TO APRIL 28, 2010

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

5. **UN-24-10 (40730) 1601 NORTH MAIN** (Public Hearing). An application submitted by Ivin B. & Helen C. Cannon Family Trust, property owners, for a special use permit in an R-A/FA, Redevelopment Area/Focus Area Subdistrict to allow an automobile repair facility as an interim use. The property is located at 1601 North Main Street. The Assessor's Parcel Number is 139-22-811-030.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;
FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL
CONSIDERATION

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

6. **UN-25-10 (40732) CRAIG AND DONOVAN** (Public Hearing). An application submitted by Capitol Finance Remarketing LLC on behalf of Craig and Donovan Investments, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a financial institution. The property is located at 4560 Donovan Way. The Assessor's Parcel Number is 139-01-611-011.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Chairman Leavitt

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

NAYS: None

ABSTAIN: None

7. **ZOA-02-10 (40725) CNLV - RESTRICTED GAMING LIQUOR USES** (Public Hearing). An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), Section 17.28.050 (Procedures for Special Use Permit) to amend procedures for restricted gaming liquor uses and providing for other matters properly related thereto.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Aston

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

OLD BUSINESS

8. **AMP-01-10 (40436) CNLV ANNEXATION** (Public Hearing). An application submitted by the City of North Las Vegas on behalf the property owners listed, 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 east and west of Interstate-15.

The property owners and Assessor's Parcel Numbers are:

450 H LLC 122-02-010-005, 122-02-010-006; 5 ALIVE LLC 103-10-010-010; APEX 106 LLC 103-04-010-010, 103-05-010-004, 103-05-010-005, 103-05-010-006, 103-05-010-007; APEX 27 07 LLC 084-33-010-006, 084-33-010-016; APEX 35 LLC

103-08-610-003; APEX 53 03 LLC 103-10-010-005, 103-11-010-014; APEX CORNERS LLC 122-09-401-001; APEX HOLDING COMPANY LLC 103-13-010-015, 103-14-010-006, 103-27-010-017, 103-28-010-001, 103-28-010-002, 103-29-010-001, 103-32-010-003, 103-33-010-003, 103-34-010-015, 103-34-010-018, 122-02-010-016, 122-02-010-017, 122-04-010-004, 122-06-010-002, 122-07-010-003, 122-09-210-002; APEX PROPERTIES LLC 103-08-510-013; BARLOW PAUL ROBERT IRA FBO ETAL 122-02-010-007; CAR MINE LP 103-08-510-011, 103-08-510-012; CAR MINE LIMITED PARTNERSHIP 103-08-510-004, 103-08-510-005, 103-08-510-006, 103-08-510-007, 103-08-510-009; COURTY HUGHES APEX LLC 103-08-610-002; DAYLEY FAMILY TRUST 084-33-010-015; DIAMOND SOLO LLC 103-32-010-006; DUE NASI LLC 103-08-510-001; HARVEY MASON LIVING TRUST ETAL 122-08-010-002; HUTCHINS LYNN LOUIS & CYNTHIA A 103-10-010-015, 103-11-010-005, 103-11-010-006, 103-11-010-007, 103-11-010-008, 103-11-010-009, 103-11-010-010, 103-11-010-011, 103-11-010-012, 103-14-010-003, 103-14-010-011, 103-14-010-012, 103-14-010-013, 103-14-010-014, 103-14-010-016; KAPEX LLC 103-16-010-006; LAS VEGAS PAVING CORP 103-04-010-022, 103-10-010-003; LAS VEGAS PAVING CORPORATION 122-08-010-003; LVPC A913 LLC 103-21-010-006; LVPC KAPX LLC 103-09-010-001; MAYHUE DON W JR & JANET E CO-TRS 122-02-010-010, 122-02-010-011; MELDRUM FAMILY TRUST 084-32-010-003, 084-32-010-005, 084-32-010-006, 084-32-010-007, 084-32-010-008, 084-33-010-008, 084-33-010-017, 103-10-010-026; MENDENHALL FAMILY TRUST 084-33-010-003, 103-03-010-003, 103-03-010-005, 103-03-010-006, 103-04-010-018, 103-04-010-019, 103-04-010-021, 103-10-010-011, 103-10-010-012, 103-10-010-013, 103-15-010-002, 103-16-010-005, 103-21-011-001; NORTH INDUSTRIAL IX LLC 103-08-510-003, 103-08-610-001, NOSNIKRAP APEX TRUST 103-10-010-019; OLSEN GORDON C 122-02-010-008; ON THE HORIZON INC 103-10-010-017, 103-10-010-018; P T CORPORATION 084-33-010-009, 084-33-010-010, 084-33-010-011, 084-33-010-012, 103-04-010-011, 103-04-010-012, 103-04-010-013, 103-04-010-014, 103-04-010-015, 103-04-010-016; SCHETTLER GORDON O FAMILY TRUST 122-02-010-004, 122-02-010-012; SINCLAIR DOUGLAS R & DAWN MARIE 103-10-010-014; UNEV PIPELINE LLC 103-15-000-005, 103-15-010-003; USA 103-13-000-010, 103-14-000-009, 103-14-000-010, 103-15-000-002, 103-22-000-005, 103-22-000-006, 103-23-000-007, 103-27-000-003, 103-27-000-007, 103-27-000-008, 103-28-000-002, 103-28-000-003, 103-29-000-007, 103-29-000-009, 103-32-000-002, 103-33-000-002, 103-34-000-004, 122-02-000-002, 122-03-000-009, 122-03-000-016, 122-03-000-017, 122-03-000-018, 122-04-000-002, 122-04-000-009, 122-04-000-010, 122-05-000-002, 122-05-000-003, 122-07-000-002, 122-08-000-003, 122-09-101-001; YASSAI JAFAR & SEYED HAJAR 084-32-010-009, 084-32-010-010, 084-32-010-011, 084-32-010-012, 084-32-010-013, 103-05-010-003. **(Continued February 24 and March 10, 2010)**

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

9. **T-1338 (40601) ALLORA II AT DAVYN RIDGE.** An application submitted by Ryland Homes Nevada, LLC, property owner, for approval of a tentative map in an R-2, Two-Family Residential District consisting of 66 lots. The property is located at the northwest corner of Blake Canyon Drive and Burma Road. The Assessor's Parcel Number is 139-07-501-015. **(Continued March 24, 2010)**

ACTION: CONTINUED TO MAY 12, 2010

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

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Planning and Zoning Director Frank Fiori explained Title 17 Module 3 would be presented to the Focus Group on June 15 and 16 and would be presented to City Council in a work session during the same time frame and looking for approval within the next several months.

Director Fiori explained due to the reduction in force and the impact it was having on the Planning and Zoning Department, it was recommended to move to having one Planning Commission Meeting per month and asked the Chairman if it could be added to the April 28, 2010 Agenda for discussion.

CHAIRMAN'S BUSINESS

Chairman Dean Leavitt recommended the Planning Commission By-laws be brought back to the Commission for discussion and possible revision of the by-laws to hold one Planning Commission meeting per month. The proposed revisions were given to each Commissioner for their review and action at the April 28, 2010 meeting.

ADJOURNMENT

The meeting adjourned at 6:34 p.m.