

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

May 12, 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**

Commissioner Laura Perkins

**PUBLIC FORUM**

There was no public participation.

**MINUTES**

- Approval of the minutes for the Planning Commission Meeting of April 14, 2010.

ACTION: APPROVED

MOTION: Commissioner Aston

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: Commissioner DePhillips

**NEW BUSINESS**

1. **AMP-06-10 CRAIG RANCH REGIONAL PARK** A neighborhood meeting for an application submitted by the City of North Las Vegas on behalf of North Las Vegas Property, LLC, property owner, to amend the Comprehensive Plan, Land Use Designation of Mixed Use Neighborhood to Open Space for the northerly portion of Assessor's Parcel Number 139-03-201-004 . The main purpose of this meeting is to provide information to the public regarding the purchase of this property for incorporation into the Craig Ranch Regional Park. The property is generally located at the northwest corner of Craig Road and Commerce Street.

ACTION: NEIGHBORHOOD MEETING HELD

2. **AMP-07-10 NORTH LAS VEGAS PROPERTY** A neighborhood meeting for an application submitted by the City of North Las Vegas on behalf of North Las Vegas Property, LLC, property owner, to amend the Comprehensive Plan, Land Use Designation of Mixed Use Neighborhood to Neighborhood Commercial for the southerly portion of Assessor's Parcel Number 139-03-201-004, and parcels 139-03-201-005 and 139-03-201-006 . The main purpose of this meeting is to provide information to the public regarding allowed land uses. The property is located at the northwest corner of Craig Road and Commerce Street.

ACTION: NEIGHBORHOOD MEETING HELD

3. **AMP-08-10 NORTH LAS VEGAS PROPERTY** A neighborhood meeting for an application submitted by the City of North Las Vegas on behalf of North Las Vegas Property, LLC, property owner, to amend the Comprehensive Plan from a Land Use Designation of Mixed Use Neighborhood to Community Commercial for Assessor's Parcel Number 139-03-201-006 . The main purpose of this meeting is to provide information to the public regarding the proposed use of this site. The property is located at the northwest corner of Craig Road and Commerce Street.

ACTION: NEIGHBORHOOD MEETING HELD

4. **UN-27-10 (40884) GOLDEN MARKET #3** (Public Hearing). An application submitted by One Panou LLC on behalf of Stop N Shop 2 Land LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a convenience food store with gas pumps. The property is located at 3025 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-506-004.

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

MOTION: Vice-Chairman Brown

SECOND: Commissioner DePhillips

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

NAYS: None

ABSTAIN: None

5. **UN-28-10 (40896) STS TOWING** (Public Hearing). An application submitted by STS Towing on behalf of Casey Real Estate Holdings, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile impound yard. The property is located at 1012 Sharp Circle. The Assessor's Parcel Number is 139-11-413-014.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

6. **UN-29-10 (40915) HONDOCTORS, LLC** (Public Hearing). An application submitted by Alexei Guinitaran & Jarrod Sibbett on behalf of Washburn, 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 2563 East Washburn Road. The Assessor's Parcel Number is 124-36-312-022.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Chairman Leavitt

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

NAYS: None

ABSTAIN: None

7. **UN-30-10 (40916) HIS WORD CHRISTIAN CENTER** (Public Hearing). An application submitted by His Word Christian Center on behalf of Northpointe Investment LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a church. The property is located at 4120 North Martin L. King Boulevard. The Assessor's Parcel Number is 139-04-818-010.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Chairman Leavitt

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

NAYS: None

ABSTAIN: None

8. **VAC-03-10 (40903) FALCON RIDGE** (Public Hearing). An application submitted by Richmond American Homes, property owner, to vacate a portion of the corner side yard landscape easement on Lot 76 of the La Madre & Lawrence Subdivision (Falcon Ridge). The property is located at 4916 Sevier Desert Street. The Assessor's Parcel Number is 124-35-812-080.

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, Perkins and DePhillips

NAYS: None

ABSTAIN: None

9. **VAC-04-10 (40904) FALCON RIDGE** (Public Hearing). An application submitted by Richmond American Homes, property owner, to vacate a portion of the corner side yard landscape easement on Lot 80 of the La Madre & Lawrence Subdivision (Falcon Ridge). The property is located at 4932 Sevier Desert Street. The Assessor's Parcel Number is 124-35-812-076.

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, Perkins and DePhillips  
NAYS: None  
ABSTAIN: None

10. **WAV-02-10 (40914) ALLORA II AT DAVYN RIDGE.** An application submitted by Ryland Homes Nevada, LLC, property owner, to allow waivers from Title 16 in an R-2, Residential Medium Density District consisting of right-of-way width and length and driveway separation. 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.

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

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

11. **ZN-04-10 (40910) NORTH LV READINESS CENTER** (Public Hearing). An application submitted by State of Nevada Public Works Board on behalf of State of Nevada, property owner, for a reclassification of property from an O-L, Open Land District to PSP, Public/Semi-Public District. The property is generally bounded by Grand Teton Drive alignment to the north, Hollywood Boulevard to the east, Nellis Boulevard alignment to the west and Centennial Parkway alignment to the south. The Assessor's Parcel Numbers are 123-15-000-001, 123-21-000-001, 123-22-101-001 and 123-22-301-002.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

12. **ZN-05-10 (40911) NORTH LV READINESS CENTER** (Public Hearing). An application submitted by State of Nevada Public Works Board on behalf of State of Nevada, property owner, for a reclassification of property from an O-L, Open Land District to a PSP, Public/Semi-Public District. The property is generally bounded by Centennial Parkway to the south, Sloan Lane alignment to the east, Deer Springs Way alignment to the north and Nellis Boulevard to the west. The Assessor's Parcel Number is 123-21-000-002.

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, Perkins and DePhillips

NAYS: None

ABSTAIN: None

13. **SPR-03-10 (40912) NORTH LV READINESS CENTER.** An application submitted by State of Nevada Public Works Board on behalf of State of Nevada, property owner, for a site plan review in an O-L, Open Land District (proposed PSP, Public/Semi-Public District) to allow a National Guard readiness center. The property is generally bounded by Centennial Parkway to the south, Sloan Lane alignment to the east, Deer Springs Way alignment to the north and Nellis Boulevard to the west. The Assessor's Parcel Number is 123-21-000-002.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NOS. 2.A AND 3 AMENDED AS FOLLOWS:

2.A. PROVIDE FIFTY (50) FOOT SPACING INTERVALS BETWEEN LARGE STREET TREES ALONG ALL RIGHT-OF-WAYS.

3. CONCURRENT SUBMITTAL OF A TECHNICAL DRAINAGE STUDY IS REQUIRED.

MOTION: Vice-Chairman Brown

SECOND: Chairman Leavitt

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

NAYS: None

ABSTAIN: None

14. **ZOA-03-10 (40906) CNLV - OFF PREMISE ADVERTISING AND NONCONFORMING SIGNS** (Public Hearing). An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), Section 17.12.020 by adding new definitions for sign, off-premise digital display, highway improvement project and noise abatement project; and amending Section 17.24.110 (I) and (J), adding requirements allowing the conversion of existing off-premise signs to digital display and requirements to allow adjustments or modifications of existing off-premise signs; and providing for other matters properly related thereto.

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, Perkins and DePhillips

NAYS: None

ABSTAIN: None

15. **ZOA-04-10 (40907) CNLV - SIGN FEES** (Public Hearing). An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), by removing Section 17.24.110 (Q) which provides for fees related to sign certificates; weekend directional signs; temporary special event signs; and signs within a public right-of-way; and providing for other matters properly related thereto.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Brown

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

**OLD BUSINESS**

16. **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 and April 14, 2010)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 2 AMENDED AND THE ADDITION OF CONDITION NO. 12 AS FOLLOWS:

2. THIS TENTATIVE MAP SHALL COMPLY WITH THE SINGLE FAMILY, TWO FAMILY DEVELOPMENT STANDARDS AND DESIGN GUIDELINES WITH THE FOLLOWING EXCEPTIONS:

A FIVE (5) FOOT WIDE LANDSCAPE BUFFER SHALL BE ALLOWED ALONG BLAKE CANYON DRIVE, A 3 ½ FOOT WIDE BUFFER SHALL BE PROVIDED ALONG ANKARA WALK DRIVE, AND A 10 FOOT WIDE DRAINAGE EASEMENT MAY BE ADJACENT TO LOT NO. 1.

12. IF WAV-02-10 IS NOT APPROVED BY CITY COUNCIL, TENTATIVE MAP T-1338 SHALL BE NULL AND VOID.

MOTION: Vice-Chairman Brown

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: Commissioner Aston

17. **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. **(Continued April 14 and 28, 2010)**

ACTION: DENIED

MOTION: Vice-Chairman Brown

SECOND: Chairman Leavitt

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

18. **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. **(Continued April 14 and 28, 2010)**

ACTION: DENIED

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

19. Discussion and/or action regarding amendments to the Planning Commission By-laws to hold one Planning Commission meeting per month, along with other minor changes to update the language in the by-laws. **(Continued April 28, 2010)**

ACTION: APPROVED; FORWARDED TO CITY COUNCIL WITH AN AMENDMENT TO ARTICLE IV, SO PLANNING COMMISSION MEETINGS WOULD BE HELD ON THE SECOND WEDNESDAY OF EACH MONTH

MOTION: Vice-Chairman Brown  
SECOND: Commissioner Perkins  
AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Aston, Cato, Trivedi, Perkins 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 8:13 p.m.