

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

May 26, 2010

BRIEFING

5:35 P.M., Conference Room, North Las Vegas City Hall, 2200 Civic Center Drive

CALL TO ORDER

6:01 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 Joseph DePhillips

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of the minutes for the Planning Commission Meeting of April 28, 2010.

ACTION: APPROVED

MOTION: Commissioner Perkins

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: Chairman Leavitt and Commissioner DePhillips

NEW BUSINESS

1. **AMP-06-10 (41073) CRAIG RANCH REGIONAL PARK** (Public Hearing). An application submitted by the City of North Las Vegas on behalf of North Las Vegas Property LLC, property owner, for an amendment to the Comprehensive Plan, land use element to change the current designation of the northern 18 acres of Mixed Use Neighborhood to Open Space. The property is generally located at the northwest corner of Craig Road and Commerce Street. The Assessor's Parcel Number is 139-03-201-004.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Brown

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

2. **ZN-06-10 (41078) CRAIG RANCH REGIONAL PARK** (Public Hearing). An application submitted by the City of North Las Vegas on behalf of North Las Vegas Property LLC, property owner, for a reclassification of property of the northern 18 acres from a PUD, Planned Unit Development District to PSP, Public/Semi-Public District. The property is generally located at the northwest corner of Craig Road and Commerce Street. The Assessor's Parcel Number is 139-03-201-004.

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

3. **AMP-07-10 (41074) NORTH LAS VEGAS PROPERTY, LLC** (Public Hearing). An application submitted by the City of North Las Vegas on behalf of North Las Vegas Property LLC, property owner, for an amendment to the Comprehensive Plan, land use element to change the current designation of Mixed Use Neighborhood to Neighborhood Commercial. The property is generally located at the northwest corner of Craig Road and Commerce Street. The Assessor's Parcel Numbers are 139-03-201-004 and 139-03-201-005.

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

4. **ZN-07-10 (41079) NORTH LAS VEGAS PROPERTY, LLC** (Public Hearing). An application submitted by the City of North Las Vegas on behalf of North Las Vegas Property LLC, property owner, for a reclassification of property from a PUD, Planned Unit Development District to a C-1, Neighborhood Commercial District. The property is generally located at the northwest corner of Craig Road and Commerce Street. The Assessor's Parcel Numbers are 139-03-201-004 and 139-03-201-005.

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

5. **AMP-08-10 (41114) NORTH LAS VEGAS PROPERTY, LLC** (Public Hearing). An application submitted by the City of North Las Vegas on behalf of North Las Vegas Property, LLC, property owner, for an amendment to the Comprehensive Plan, land use element to change the current designation of Mixed Use Neighborhood to Community Commercial. The property is located at the northwest corner of Craig Road and Commerce Street. The Assessor's Parcel Number is 139-03-201-006.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Brown

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

6. **ZN-08-10 (41113) NORTH LAS VEGAS PROPERTY, LLC** (Public Hearing). An application submitted by the City of North Las Vegas on behalf of North Las Vegas Property, LLC, property owner, for a property reclassification from PUD, Planned Unit Development District to a C-2, General Commercial District. The property is located at the northwest corner of Craig Road and Commerce Street. The Assessor's Parcel Number is 139-03-201-006.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Brown

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

7. **VN-03-10 (40959) REHABILITATION CHILDREN'S AREA** (Public Hearing). An application submitted by Adan Castillo on behalf of Iglesia De Dios North Las Vegas, property owner, for a variance in an R-1, Single Family Residential District to allow a seven (7) foot side and rear yard building setback where a 50 foot side and rear yard building setback is the minimum required. The property is located at 3028 Haddock Avenue. The Assessor's Parcel Numbers are 139-13-810-001, 139-13-810-002, 139-13-811-001, 139-13-811-004 and 139-13-811-005.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

8. **UN-31-10 (40958) REHABILITATION CHILDREN'S AREA** (Public Hearing). An application submitted by Adan Castillo on behalf of Iglesia De Dios North Las Vegas, property owner, for a special use permit in an R-1, Single-Family Residential District to allow an expansion to an existing church. The property is located at 3028 Haddock Avenue. The Assessor's Parcel Numbers are 139-13-810-001, 139-13-810-002, 139-13-811-001, 139-13-811-004 and 139-13-811-005.

ACTION: CONTINUED TO AUGUST 11, 2010

MOTION: Vice-Chairman Brown

SECOND: Commissioner DePhillips

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

NAYS: None

ABSTAIN: None

9. **UN-32-10 (40999) SILVER NUGGET CONVENTION CENTER** (Public Hearing). An application submitted by Alma D. Corona on behalf of Silver Nugget Gaming LLC, property owner, for a special use permit in an R-A/CHE, Redevelopment Area/Casino/Hotel/Entertainment Subdistrict to allow an "on-sale" establishment (full liquor on-sale). The property is located at 2140 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-23-601-025.

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, Perkins and DePhillips
NAYS: None
ABSTAIN: None

10. **ZN-04-05 (41011) RIVERWALK COVE** (Public Hearing). An application submitted by D R Horton Inc., property owner, for an amendment to a previously approved PUD, Planned Unit Development District to allow a 14 foot rear yard setback where a 15 foot rear yard setback is the minimum required. The property is located at the northwest corner of Valley Drive and Tropical Parkway. The Assessor's Parcel Numbers are 124-30-210-001 through 124-30-210-159 and 124-30-210-163 through 124-30-210-169.

ACTION: CONTINUED TO JUNE 9, 2010

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

11. **FDP-08-05 (41012) RIVERWALK COVE**. An application submitted by D R Horton Inc., property owner, for an amendment to a previously approved final development plan in a PUD, Planned Unit Development District to amend the floor plans and elevations for the Riverwalk Cove development. The property is located at the northwest corner of Valley Drive and Tropical Parkway. The Assessor's Parcel Numbers are 124-30-210-001 through 124-30-210-159 and 124-30-210-163 through 124-30-210-169.

ACTION: CONTINUED TO JUNE 9, 2010

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

Commissioner Dilip Trivedi inquired if Staff had any information on Community Gardens being made available in the City, possibly at Craig Ranch Regional Park.

Planning and Zoning Director Frank Fiori responded he would follow-up on it.

ADJOURNMENT

The meeting adjourned at 7:01 p.m.