

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

June 9, 2010

*All Staff Reports and attachments are available on the City's
Website - [http:// www.cityofnorthlasvegas.com](http://www.cityofnorthlasvegas.com)*

BRIEFING

5:38 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 Jay Aston

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of the minutes for the Planning Commission Meeting of May 12, 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. **UN-45-08 (41081) BROADACRES OPEN AIR MARKET** (Public Hearing). An application submitted by Broadacres Open Air Marketplace, LLC, property owner, for an amendment to a previously approved special use permit in a C-3, General Services Commercial District to amend Condition #4 to allow extended hours of operation for the amphitheater/outdoor stage. The property is located at 2900 Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-605-005.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 17 AMENDED TO READ:

17. THE OWNER SHALL PROVIDE THE NORTH LAS VEGAS POLICE DEPARTMENT WITH A CALENDAR OF EVENTS AT LEAST FOUR (4) WEEKS IN ADVANCE OF ANY SCHEDULED EVENT. FURTHERMORE, IT SHALL BE THE OWNER'S RESPONSIBILITY TO PROVIDE AN ADEQUATE AMOUNT OF SECURITY FOR ALL EVENTS. ANY EVENT THAT MAY HAVE 500 ATTENDEES OR MORE, THE OWNER SHALL CONTACT THE NORTH LAS VEGAS POLICE DEPARTMENT SO THAT IT CAN DETERMINE WHETHER A CONTRACT TO PAY FOR EXTRA-DUTY OFFICERS, ON AN OVERTIME BASIS, IS NEEDED. THIS NEED WILL BE DETERMINED BY A REVIEW OF THE CALENDAR EVENTS BY THE NORTH LAS VEGAS POLICE DEPARTMENT.

FORWARDED TO THE REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Brown

SECOND: Chairman Leavitt

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

2. **SPR-19-08 (41082) BROADACRES OPEN AIR MARKET.** An application submitted by Broadacres Open Air Marketplace, LLC, property owner, for an amendment to a previously approved site plan review in a C-3, General Services Commercial District to amend Condition #3 to allow the change of an "off-premise" sign to an "on-premise" sign; and waivers from the maximum allowable sign area and sign design guidelines. The property is located at 2800 Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-605-021.

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

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

3. **UN-35-10 (41077) SIMMONS MARKETPLACE (Public Hearing).** An application submitted by Living Springs Church on behalf of Simmons MP LLC, Etal, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a church. The property is located at 5527 North Simmons Street, Suite 13. The Assessor's Parcel Number is 124-32-113-002.

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

4. **UN-36-10 (41088) JIFFY SMOG** (Public Hearing). An application submitted by Jiffy Smog, LLC on behalf of Simmons MP LLC, Etal, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow an automotive service facility (smog station). The property is located at 5485 North Simmons Street, Suite 3. The Assessor's Parcel Number is 124-32-113-005.

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 DePhillips

NAYS: None

ABSTAIN: None

5. **VN-04-10 (41075) AGGREGATE RETAINING WALL** (Public Hearing). An application submitted by Aggregate Industries on behalf of Southern Nevada Paving Inc, property owner, for a variance in an M-2, General Industrial District to allow a retaining wall up to 11 feet where six (6) feet is the maximum height allowed. The property is located north of Delhi Avenue and approximately 687 feet west of North 5th Street. The Assessor's Parcel Number is 139-10-702-003.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

6. **ZOA-05-10 (41092) R-2 SETBACKS** (Public Hearing). An application submitted by Ryland Homes for an amendment to Title 17 (Zoning Ordinance), Section 17.20.060 to amend the front setback to 15 feet from the current requirement of 20 feet for two-family dwellings in the R-2, Residential Medium Density District; and to provide 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 Cato, Trivedi, and DePhillips
NAYS: None
ABSTAIN: Commissioner Aston

OLD BUSINESS

7. **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. **(Continued May 26, 2010)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS IN REVISED MEMORANDUM DATED JUNE 9, 2010; 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 DePhillips
NAYS: None
ABSTAIN: None

8. **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. **(Continued May 26, 2010)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS IN REVISED MEMORANDUM DATED JUNE 9, 2010

MOTION: Vice-Chairman Brown
SECOND: Chairman Leavitt
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

Planning and Zoning Director Frank Fiori informed the Commission There would be two Focus Group meetings to discuss the Title 17 re-write on June 15 and 16, 2010. After the Focus Group meetings, there would be a presentation to City Council on June 16, at 4:30 p.m. at a special City Council meeting.

Director Fiori also informed the Commission there would be a joint meeting with the Planning Commission and City Council on August 25, 2010.

Director Fiori let the Commission know the Planning and Zoning Department had been merged with Economic Development, Redevelopment, and Housing and Neighborhood Services effective June 18, 2010 and would then be called the Community Development Department.

CHAIRMAN'S BUSINESS

Chairman Dean Leavitt reminded the Commission the amended By-laws were approved by City Council on June 2, 2010 and pointed out some of the amendments.

ADJOURNMENT

The meeting adjourned at 6:48 p.m.