

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

July 14, 2010

**BRIEFING**

5:38 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 Dilip Trivedi

**Election of Planning Commission Officers**

**Chairman**

**ACTION:** COMMISSIONER DILIP TRIVEDI ELECTED CHAIRMAN

**MOTION:** Commissioner Cato

**SECOND:** Commissioner DePhillips

**AYES:** Chairman Leavitt, Commissioners Cato, Trivedi, and DePhillips

**NAYS:** Vice-Chairman Brown, Commissioners Aston, and Perkins

**ABSTAIN:** None

**Vice-Chairman**

ACTION: COMMISSIONER STEVE BROWN ELECTED VICE-CHAIRMAN

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

**PUBLIC FORUM**

There was no public participation.

**MINUTES**

- Approval of the minutes for the Planning Commission Meeting of June 9, 2010.

ACTION: APPROVED

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

**NEW BUSINESS**

1. **UN-43-10 (41207) SLOAN & STEPHENS** (Public Hearing). An application submitted by Williams LILL Holdings L.P., property owner, for a special use permit in an M-2, General Industrial District to allow additional security measures consisting of barbed wire. The property is located at 5530 North Sloan Lane. The Assessor's Parcel Number is 123-34-101-002.

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

MOTION: Vice-Chairman Brown  
SECOND: Commissioner Cato

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

2. **UN-44-10 (41217) NV-LVS0711** (Public Hearing). An application submitted by Clearwire/BCI, on behalf of Guarani Trust and Jose Meyer TRS, property owners, for a special use permit in a C-1, Neighborhood Commercial District to allow a telecommunication tower. The property is located at 5680 Simmons Street. The Assessor's Parcel Number is 124-29-803-001.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

3. **UN-45-10 (41218) BELMONT SQUARE SHOPPING CENTER** (Public Hearing). An application submitted by Adrian Esparza on behalf of Mervin Dukatt, property owner, for a special use permit in the RA/CR, Redevelopment Area/Commercial Retail subdistrict to allow a church. The property is located at 3100 East Lake Mead Boulevard. The Assessor's Parcel Numbers are 139-24-610-021 and 139-24-610-034.

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

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

4. **UN-48-10 (41277) FARMER BOYS** (Public Hearing). An application submitted by Dapper Development, on behalf of G P N LLC, property owner, for a special use permit in the R-A/CR Redevelopment Area / Commercial Retail Subdistrict to allow a convenience food restaurant. The property is located at 2341 North Las Vegas Boulevard (southwest corner of Las Vegas Boulevard and Carey Avenue). The Assessor's Parcel Numbers are 139-23-503-002 and 139-23-503-003.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS IN MEMORANDUM DATED JULY 14, 2010; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

MOTION: Commissioner Aston

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

5. **UN-49-10 (41304) VILLAGE AT CRAIG** (Public Hearing). An application submitted by Felicidad R. Basilio on behalf of Diversified Business Strategies, property owner, for a special use permit in a C-2, General Commercial District to allow a church. The property is located at 3251 West Craig Road Suite 130 and 140. The Assessor's Parcel Number is 139-05-302-009.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

6. **UN-50-10 (41302) SMOG HUT @ CENT AND GOLDFIELD** (Public Hearing). An application submitted by Centennial 5 Development LLC, property owner, for a special use permit in a C-2, General Commercial District to allow an automobile service facility (smog shop). The property is located at 150 East Centennial Parkway, Suite 114B. The Assessor's Parcel Number is 124-22-812-002.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Cato

SECOND: Commissioner Leavitt

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

7. **UN-46-10 (41235) SINISTER CYCLES** (Public Hearing). An application submitted by Jay Reid on behalf of Stafford Nevada Limited Partnership, property owner, for a special use permit in an M-1, Business Park Industrial District to allow an automobile service facility. The property is located at 4300 North Pecos Road Suite 19, 20 and 21. The Assessor's Parcel Numbers are 140-06-310-037 through 140-06-310-039 and 140-06-310-074 through 140-06-310-076.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

8. **UN-47-10 (41260) CRAIG COMMERCE CENTER** (Public Hearing). An application submitted by Phillip Brown on behalf of Harsch Investment Properties-Craig LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an indoor recreation facility (wrestling). The property is located at 2625 East Craig Road. The Assessor's Parcel Number is 139-01-301-002.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NOS. 5 AND 6

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

9. **UN-51-10 (41306) SLAVICA OMEROVIC** (Public Hearing). An application submitted by Slavica Omerovic, property owner, for a special use permit in an R-1, Single - Family Low Density District to allow a garage conversion. The property is located at 1616 Woodard Avenue. The Assessor's Parcel Number is 139-23-410-176.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

10. **SPA-01-10 (41310) DOTTY'S AT CAMINO AL NORTE**. An appeal submitted by GC Garcia on behalf of Scope Camino Al Norte, LLC and Dotty's to appeal the determination that Camino Al Norte is not an adequate barrier as defined in 17.24.105(C)(2). The property is generally located at the northwest corner of Camino Al Norte and Washburn Road. The Assessor's Parcel Number is 124-33-614-005.

ACTION: DENIED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

11. **UN-52-10 (41309) DOTTY'S AT CAMINO AL NORTE** (Public Hearing). An application submitted by Nevada Restaurant Services dba Dotty's on behalf of Scope Camino Al Norte, LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow an "on-sale" establishment (restricted gaming liquor). The property is generally located at the northwest corner of Camino Al Norte and Washburn Road. The Assessor's Parcel Number is 124-33-614-005.

ACTION: CONTINUED INDEFINITELY

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None  
ABSTAIN: None

12. **ZOA-06-10 (41307) OPEN SPACE AMENDMENTS** (Public Hearing). An application submitted by William Lyon Homes, INC. for an amendment to Title 17 (Zoning Ordinance), Table 17.20.040-1, and Sections 17.24.215(F)(5) & 17.24.215(J); to allow private open space and common open space to meet the open space requirements while using the Residential Design Incentive System; and to allow waivers from the Small Lot Development Standards; and to provide for other matters properly related thereto.

ACTION: WITHDRAWN

#### **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 7:10 p.m.