

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

July 28, 2010

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 Dilip Trivedi

VERIFICATION

Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Dean Leavitt

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of Minutes for the Planning Commission Meeting of June 23, 2010.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **VN-09-08 (41336) MILLER SUBSTATION EXPANSION.** (Public Hearing). An application submitted by NV Energy on behalf of Nevada Power Company, property owner, for an extension of time for a previously approved variance in a C-1, Neighborhood Commercial District to allow a 14-foot high perimeter wall where 10 feet is the maximum height allowed. The property is located at the northwest corner of Commerce Street and Carey Avenue. The Assessor's Parcel Number is 139-15-401-013.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

2. **SPR-04-10 (41335) MILLER SUBSTATION EXPANSION.** An application submitted by NV Energy on behalf of Nevada Power Company, for a site plan review in a C-1, Neighborhood Commercial District to allow the expansion of an existing substation and a waiver of landscaping requirements along the north side of the site. The property is located at the northwest corner of Commerce Street and Carey Avenue. The Assessor's Parcel Number is 139-15-401-013.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 2.C AMENDED TO READ:

- 2.C. A TWENTY (20) FOOT WIDE PERIMETER LANDSCAPE AREA (MEASURED FROM THE ADJUSTED PROPERTY LINE AFTER DEDICATIONS) WITH 24" BOX TREES SPACED AT EVERY TEN (10) FEET ON CENTER ALONG CAREY AVENUE AND COMMERCE STREET IN FRONT OF THE WALLS MUST BE MAINTAINED EXCEPT FOR THE PORTION OF THE PROPOSED BUS TURN-OUT AND THE EXISTING SUBSTATION.

MOTION: Commissioner Leavitt

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

3. **UN-53-10 (41357) STAY COOL CUSTOMS LLC** (Public Hearing). An application submitted by Josh N. Thompson on behalf of Simmons M.P. LLC Etal, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow an automobile service facility. The property is located at 5465 N. Simmons Street, Suite 6. The Assessor's Parcel Number is 124-32-113-005.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

4. **UN-54-10 (41361) COVERED PATIO & BEDROOM ADDITION** (Public Hearing). An application submitted by Cecilia Garcia SanJuan, property owner, for a special use permit in an R-3, Multi-Family Residential District to allow a single-family dwelling. The property is located at 2214 Daley Street. The Assessor's Parcel Number is 139-24-110-309.

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

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

5. **UN-56-10 (41367) NEVADA PIC A PART** (Public Hearing). An application submitted by Nevada Pic-A-Part on behalf of SC1 Leasing, LLC, 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 5100 North Lamb Boulevard. The Assessor's Parcel Number is 123-32-301-018.

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

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

6. **SPR-05-10 (41364) STOR-MORE.** An application submitted by Dan Moore (Stor-More) on behalf of Decatur Properties LLC, property owner, for a site plan review in a C-1, Neighborhood Commercial District to allow a 25 foot high directory sign where an eight (8) foot high monument sign is the maximum allowed. The property is located at 4640 West Craig Road. The Assessor's Parcel Number is 139-06-215-025.

ACTION: DENIED

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

AYES: Chairman Trivedi, Commissioners Leavitt, Cato, and Perkins

NAYS: Commissioner DePhillips

ABSTAIN: None

7. **FDP-05-98 (41363) WALGREENS GROUND SIGN.** An application submitted by Walgreens on behalf of Waltrust Properties Inc., property owner, to amend a previously approved final development plan in a PUD, Planned Unit Development District to allow for animated, flashing and audible signs not permitted per sign program. The property is located at 1445 West Craig Road. The Assessor's Parcel Number is 139-04-701-007.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

OLD BUSINESS

8. **AMP-08-08 (35792) LOSEE STATION RESORT & CASINO (Public Hearing).** An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Master Plan of Streets and Highways to increase Severence Lane between Losee Road and Statz Street from a 60-foot right-of-way to an 80-foot right-of-way. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, November 24, 2009 and January 13, 2010)**

ACTION: CONTINUED TO JANUARY 12, 2011

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

9. **VAC-07-08 (35796) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, to vacate Elkhorn Road between Losee Road and Statz Street; and to vacate Berg Street between Severence Lane and Elkhorn Road. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, November 24, 2009 and January 13, 2010)**

ACTION: CONTINUED TO JANUARY 12, 2011

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

10. **AMP-07-08 (35791) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Mixed-Use Neighborhood to Resort Commercial. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, November 24, 2009 and January 13, 2010)**

ACTION: CONTINUED TO JANUARY 12, 2011

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

11. **ZN-20-08 (35795) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a reclassification of property from an R-E, Ranch Estates District to a PUD, Planned Unit Development District consisting of a casino/hotel. This property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, November 24, 2009 and January 13, 2010)**

ACTION: CONTINUED TO JANUARY 12, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

12. **GED-03-08 (35793) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a petition to establish a Gaming Enterprise District. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, November 24, 2009 and January 13, 2010)**

ACTION: CONTINUED TO JANUARY 12, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

13. **UN-64-08 (35794) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a special use permit in an R-E, Ranch Estates District (proposed PUD, Planned Unit Development District) to allow a casino/hotel. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, November 24, 2009 and January 13, 2010)**

ACTION: CONTINUED TO JANUARY 12, 2011

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

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Community Development Director Frank Fiori reminded the Commission there would be a joint meeting with City Council on August 25, 2010 and that starting in September there would only be one Planning Commission meeting per month, which would be held on the second Wednesday of each month.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 6:49 p.m.