

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

September 8, 2010

BRIEFING

5:34 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 Laura Perkins

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of Minutes for the Planning Commission Meeting of July 28, 2010.

ACTION: APPROVED

MOTION: Vice-Chairman Brown

SECOND: Chairman Trivedi

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

NAYS: None

ABSTAIN: None

- Approval of Minutes for the Planning Commission Meeting of August 11, 2010.

ACTION: APPROVED

MOTION: Vice-Chairman Brown

SECOND: Chairman Trivedi

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

NAYS: None

ABSTAIN: Commissioners Cato and Perkins

NEW BUSINESS

1. **ZN-09-10 (41589) MANHEIM NEVADA** (Public Hearing). An application submitted by Manheim Auction on behalf of JMC IV Real Estate Company, property owner, for a property reclassification from M-1, Business Park Industrial District to M-2, General Industrial District. The property is located at 6600 Auction Lane. The Assessor's Parcel Number is 123-23-101-002.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Perkins

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

2. **SPR-07-10 (41590) MANHEIM NEVADA**. An application submitted by Manheim Auction on behalf of JMC IV Real Estate Company, property owner, for a site plan review in an M-2, General Industrial District for additional parking for an existing automobile auction facility on 15 acres with waivers from the design. The property is located at 6600 Auction Lane. The Assessor's Parcel Number is 123-23-101-002.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

3. **UN-60-10 (41475) CRAIG COMMERCE CENTER** (Public Hearing). An application submitted by Mark Wheeler on behalf of Harsch Investment Properties Craig LLC, property owner, for a special use permit in an M-2, General Industrial District to allow retail sales. The property is located at 2707 East Craig Road, Suite "A". The Assessor's Parcel Number is 139-01-301-002.

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

4. **UN-61-10 (41510) ACE CYCLES** (Public Hearing). An application submitted by Paul Yeghiayan, 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 3410 Bunkerhill Drive. The Assessor's Parcel Number is 139-08-712-013.

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

5. **UN-62-10 (41511) RAZOR WIRE** (Public Hearing). An application submitted by Ram Refrigeration & Air Conditioning, Inc., property owner, for a special use permit in an M-2, General Industrial District to allow additional security measures consisting of razor wire. The property is located at 4060 Arcata Way. The Assessor's Parcel Number is 139-02-802-006.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 2; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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-64-10 (41568) BUS PLUS** (Public Hearing). An application submitted by Bus Plus on behalf of Eisen Family Trust, 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 2420 Losee Road. The Assessor's Parcel Number is 139-15-802-008.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Perkins

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

7. **VAC-05-10 (41545) LAREDO PARK** (Public Hearing). An application submitted by William Lyon Homes, property owner, to vacate a 3-foot side yard utility easement on lots 4, 5 and 27 through 37 of the Laredo Park Subdivision. The property is located approximately 670 feet north of Grand Teton Drive east of Decatur Boulevard. The Assessor's Parcel Numbers are 124-07-414-004, 124-07-414-005 and 124-07-414-027 through 124-07-414-037.

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

8. **UN-37-09 (41582) POPPA'S BAR** (Public Hearing). An application submitted by Bill Weiler Under Trust Agreement, property owner, for an extension of time of a previously approved special use permit in an M-2, General Industrial District to allow a Restricted Gaming "On-Sale" establishment. The property is located at 2750 East Craig Road. The Assessor's Parcel Number is 139-01-201-015.

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

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-26-08 (41504) MILLER HOTEL & CASINO** (Public Hearing). An application submitted by Milros Company Inc., on behalf of Miller Alon & Rosanna Family Trust, property owners, for an extension of time for a previously approved special use permit in a C-2, General Commercial District to allow a casino/hotel. The property is located northeast of I-15 and Sloan Lane. The Assessor's Parcel Number is 123-22-301-001.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

10. **UN-27-08 (41505) MILLER HOTEL & CASINO** (Public Hearing). An application submitted by Milros Company Inc., on behalf of Miller Alon & Rosanna Family Trust, property owners, for an extension of time for a previously approved special use permit in a C-2, General Commercial District to allow a 90-foot-high casino/hotel where 60 feet is the maximum height allowed. The property is located northeast of I-15 and Sloan Lane. The Assessor's Parcel Number is 123-22-301-001.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

11. **UN-63-10 (41567) RAPID CASH** (Public Hearing). An application submitted by Rapid Cash on behalf of Cheyenne Marketplace LLC, property owner, for a special use permit in a PUD, Planned Unit Development District to allow a secondhand dealer (purchase of gold). The property is located at 1360 West Cheyenne Avenue, Unit 101. The Assessor's Parcel Number is 139-09-801-011.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown
SECOND: Commissioner Leavitt

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

12. **UN-03-04 (41627) DOTTY'S AT LAKE MEAD & SIMMONS** (Public Hearing). An application submitted by Nevada Restaurant Services, Inc. on behalf of Simmons Associates, LLC, property owner, to amend a condition regarding on-site security for a previously approved special use permit in a C-1, Neighborhood Commercial District to allow the "on-sale" of alcoholic beverages in conjunction with a tavern. The property is located at 2795 West Lake Mead Boulevard. The Assessor's Parcel Number is 139-20-614-003.

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

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

13. **T-1339 (41575) RHAPSODY NORTH.** An application submitted by William Lyon Homes Inc., property owner, for approval of a tentative map in an R-1, Single Family Low Density District consisting of 39 residential lots. The property is located at the southwest corner of Harold Street and Washburn Road. The Assessor's Parcel Numbers are 124-35-701-002 through 124-35-701-006.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH
THE DELETION OF CONDITION NOS. 4, 12, AND 22 AND CONDITION
NO. 23 AMENDED TO READ:

23. THE DEVELOPER SHALL ATTEMPT TO COORDINATE WITH THE
OWNER OF APN 124-35-701-001 FOR THE REMOVAL OF THE
EXISTING BLOCK WALL AND UPON APPROVAL BY THE
HOMEOWNER, SHALL REMOVE THE BLOCK WALL.

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

14. **T-1340 (41576) RHAPSODY SOUTH.** An application submitted by William Lyon Homes Inc., property owner for approval of a tentative map in an R-1, Single-Family Low Density District consisting of 24 residential lots. The property is located at the southeast corner of Bruce Street and LaMadre Way. The Assessor's Parcel Numbers are 124-35-801-001 through 124-35-801-004.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NOS. 12 AND 23 AND CONDITION NO. 3 AMENDED TO READ:

3. HAROLD STREET SHALL BE DESIGNED AND CONSTRUCTED PER THE *CITY OF NORTH LAS VEGAS 60' STANDARD STREET SECTION* WITH SIDEWALK ATTACHED TO CURB, AND MEANDERING TO BE OFFSET FIVE FOOT (5') AT THE DRIVEWAY.

MOTION: Commissioner Aston

SECOND: Commissioner Cato

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

NAYS: Commissioner DePhillips

ABSTAIN: None

15. **SPR-06-10 (41583) IN-N-OUT BURGER.** An application submitted by In-N-Out Burgers, a California Corporation on behalf of Morgan Family Trust LTD Partnership, property owner, for a site plan review in an M-2, General Industrial District to allow a 65 foot high freestanding sign where an 18 foot high freestanding sign is the maximum allowed and to allow 300 square feet of sign area where 125 square feet is the maximum allowed. The property is located at the southeast corner of Craig Road and Berg Street. The Assessor's Parcel Number is 139-01-302-006.

ACTION: CONTINUED TO OCTOBER 13, 2010

MOTION: Vice-Chairman Brown

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

16. **SPR-12-08 (41586) LAS FLORES SHOPPING CENTER.** An application submitted by Montecito Commercial, LLC on behalf of BJS Las Vegas, LLC, property owner, for an extension of time for a previously approved site plan review in an R-A/CR, Redevelopment Area/Commercial Retail Subdistrict consisting of an approximate 352,200 square foot shopping center. The property is located at the northwest corner of Hamilton Street and Las Vegas Boulevard. The Assessor's Parcel Number is 139-12-111-01.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 27 AMENDED TO READ:

27. THAT SPR-12-08 SHALL EXPIRE ON OCTOBER 1, 2012.

FORWARDED TO THE REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION.

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

PUBLIC FORUM

- **Juanita Williams-Knight, 3318 Goldman Street, North Las Vegas, NV** inquired what happened with Item No. 4 UN-61-10 and hoped there was not going to be mechanical repair work done on vehicles across the street from her home.

Ms. Williams-Knight was informed UN-61-10 was approved and all work was to be performed inside the building.

DIRECTOR'S BUSINESS

Community Development Director Frank Fiori informed the Commission the Nevada APA Conference would be held in Las Vegas this year September 29, 2010 through October 1, 2010 and any Commissioner wishing to attend should contact Doreen Bickel in the Community Development Department.

CHAIRMAN'S BUSINESS

Chairman Trivedi suggested going to one Public Forum, as there was rarely any participation.

Commissioner Dean Leavitt explained the second Public Forum was added to mirror the City Council Agenda.

Chairman Jay Aston felt both Public Forums should remain on the Agenda.

Community Development Director Frank Fiori added, having two Public Forums allowed someone from the community, who wished to participate to do so at the front of the meeting, especially when a meeting could run until 11:00 or 12:00.

ADJOURNMENT

The meeting adjourned at 7:56 p.m.