

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

October 13, 2010

BRIEFING

5:30 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 Joseph DePhillips

PUBLIC FORUM

- **JD Thornton Jr. , 1912 West McDonald Avenue, North Las Vegas, NV 89030** indicating he lived in Highland Village on behalf of Buena Vista Springs and requested to be notified of any applications coming before the Planning Commission.

Commissioner Jo Cato interjected Buena Vista Springs was in receivership and was going through the sale process.

Chairman Dilip Trivedi informed Mr. Thornton that all agendas were available on the City's web-site.

MINUTES

- Approval of Minutes for the Planning Commission Meeting of September 8, 2010.

ACTION: APPROVED

MOTION: Vice-Chairman Brown

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **VAC-07-10 (41764) SUNRISE AUTO SALES & LOBO AUTO** (Public Hearing). An application submitted by Israel Hernandez on behalf of Edgardo Israel Hernandez, etal, property owner, to vacate the 14' 6" public drainage easement and right-of-way. The property is located at 2643 North Las Vegas Boulevard. The Assessor's Parcel Numbers are 139-13-301-003, 139-13-302-006 and 139-13-302-007.

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

MOTION: Commissioner Perkins

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

2. **UN-61-08 (41765) SUNRISE AUTO SALES** (Public Hearing). An application submitted by Israel Hernandez on behalf of Edgardo Israel Hernandez, etal, property owner, for an extension of time for a previously approved special use permit in a C-2, General Commercial District to allow an automobile sales facility. The property is located at 2643 North Las Vegas Boulevard. The Assessor's Parcel Numbers are 139-13-301-003, 139-13-302-006 and 139-13-302-007.

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

MOTION: Commissioner Leavitt

SECOND: Commissioner DePhillips

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

NAYS: None

ABSTAIN: None

3. **VAC-06-10 (41696) RHAPSODY NORTH** (Public Hearing). An application submitted by William Lyon Homes Inc., property owner, to vacate the 10 foot public drainage easement across two (2) lots. The property is generally located at the southwest corner of Washburn Road and Harold Street. The Assessor's Parcel Numbers are 124-35-701-003 and 124-35-701-004.

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

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

4. **VN-05-10 (41659) SLOAN & STEPHENS** (Public Hearing). An application submitted by Williams Lill Holdings L.P., property owner, for a variance in an M-2, General Industrial District to allow a 10 foot high fence where eight (8) feet is the maximum height allowed. 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

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-66-10 (41663) ALL JAPANESE AUTO PARTS** (Public Hearing). An application submitted by Michael C. Puskarich on behalf of Finger Revocable Trust, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile wrecking yard. The property is located at 4860 LaMancha Avenue. The Assessor's Parcel Number is 123-29-801-004.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

6. **FDP-02-10 (41769) ARCO AM/PM**. An application submitted by GK3 Architecture on behalf of Maria Enamorado, property owner, for a final development plan review in a PUD, Planned Unit Development District consisting of a convenience store with gas pumps, automatic drive-through washing establishment, and convenience food establishment. The property is located at the southwest corner of Ann Road and North 5th Street. The Assessor's Parcel Number is 124-34-502-006.

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

7. **UN-67-10 (41767) LANTIS FIREWORKS STORAGE APEX** (Public Hearing). An application submitted by Lantis Productions, Inc. on behalf of Kapex LLC, property owner, for a special use permit in an M-2, General Industrial District to allow hazardous materials (pyrotechnics and fireworks storage). The property is located at 13975 Grand Valley Parkway. The Assessor's Parcel Number is 103-16-010-006.

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

8. **VN-06-10 (41822) 4012 DOVE CREEK** (Public Hearing). An application submitted by Sue Hrajnoha on behalf of Joan Rubin Revocable Trust, property owner, for a variance in an R-1, Single-Family Low Density Residential District to allow a six (6) foot high fence where four (4) feet high is the maximum height allowed. The property is located at 4012 Dove Creek Road. The Assessor's Parcel Number is 139-06-416-030.

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

9. **SPR-15-07 (41644) DEER SPRINGS & NORTH 5TH.** An application submitted by Camden Development, Inc. on behalf of Camden Operating LP, property owner, for an extension of time for a previously approved site plan review in an R-4, High Density Residential District consisting of 214 multi-family units. The property is located at the northwest corner of Deer Springs Way and North 5th Street. The Assessor's Parcel Number is 124-22-601-005.

ACTION: CONTINUED TO NOVEMBER 10, 2010

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

10. **SPR-16-07 (41643) DEER SPRINGS & GOLDFIELD.** An application submitted by Camden Development, Inc. on behalf of Camden Operating LP, property owner, for an extension of time for a previously approved site plan review in an R-3, Multi-Family Residential District consisting of 214 multi-family units. The property is located at the southeast corner of Deer Springs Way and Goldfield Street. The Assessor's Parcel Number is 124-22-701-011.

ACTION: CONTINUED TO NOVEMBER 10, 2010

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

11. **SPR-08-10 (41772) ADESA LAS VEGAS.** An application submitted by Adesa, Inc. on behalf of Meldrum Geraldine Ann and Meldrum Family Trust and Floyd A. & Geraldine Meldrum Family Trust for a site plan review in an M-2, General Industrial District to allow an automobile auction facility on 45.87 acres and waivers from design standards. The property is located at 801 East Gowan Road and 1000 East Gowan Road. The Assessor's Parcel Numbers are 139-11-201-004 and 139-11-202-001.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

OLD BUSINESS

12. **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. **(Continued September 8, 2010)**

ACTION: WITHDRAWN

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

There was no report given.

CHAIRMAN'S BUSINESS

Chairman Dilip Trivedi reported he had received an e-mail from American Planners Association which showed the John S. Park neighborhood in Las Vegas as one of the top ten neighborhoods in the country and asked if there was any interest in having a walking tour of the neighborhood.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.