

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

January 12, 2011

**BRIEFING**

5:37 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**

Chairman Dilip Trivedi

**PUBLIC FORUM**

There was no public participation.

**MINUTES**

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

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Chairman Trivedi

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

NAYS: None

ABSTAIN: Commissioner Cato

**NEW BUSINESS**

1. **UN-74-10 (42040) C-STORE WITH GAS PUMPS** (Public Hearing). An application submitted by GK3 Architecture on behalf of Bouquet Inc., property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a convenience food store with gas pumps. The property is located at the northwest corner of Centennial Parkway and Commerce Street. The Assessor's Parcel Number is 124-22-401-012.

ACTION: CONTINUED TO FEBRUARY 9, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

2. **UN-76-10 (42049) CARWASH** (Public Hearing). An application submitted by GK3 Architecture on behalf of Bouquet Inc., property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow an automobile washing establishment (self-service). The property is located at the northwest corner of Centennial Parkway and Commerce Street. The Assessor's Parcel Number is 124-22-401-012.

ACTION: CONTINUED TO FEBRUARY 9, 2011

MOTION: Commissioner Leavitt

SECOND: Chairman Trivedi

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

NAYS: None

ABSTAIN: None

3. **ZOA-01-11 (42142) CNLV** (Public Hearing). An application initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance) to add Additional Security Measures as a conditional use within Section 17.20.130 Business Park Industrial District (M-1), Section 17.20.140 General Industrial District (M-2), Section 17.20.150 Heavy Industrial District (M-3); adding provisions for Additional Security Measures within Section 17.24.025; removing Section 17.24.080 (J) which stipulates the current requirements for Additional Security Measures; and providing for other matters properly related thereto.

ACTION: CONTINUED TO FEBRUARY 9, 2011

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

4. **ZOA-02-11 (42170) REPUBLIC SERVICES** (Public Hearing). An application initiated by Kaempfer Crowell Renshaw Gronauer & Fiorentino to amend Title 17 (Zoning Ordinance) Section 17.28.050(C.2.c), to allow a "Franchisee of the City" up to ten (10) years to fulfill all conditions, stipulations and limitations; and providing for other matters properly related thereto.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

5. **UN-01-11 (42160) NORTHGATE FOURSQUARE CHURCH** (Public Hearing). An application submitted by LM Construction Co. LLC, on behalf of International Church of Foursquare Gospel, property owner, for a special use permit in an R-E, Ranch Estates District to allow a church. The property is located at the southwest corner of Washburn Road and Donna Street. The Assessor's Parcel Numbers are 124-35-302-001, 124-35-302-002 and 124-35-302-003.

ACTION: CONTINUED TO FEBRUARY 9, 2011

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

6. **UN-02-11 (42163) SIMMONS PLAZA** (Public Hearing). An application submitted by Bertha Rice on behalf of Simmons Associates LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a secondhand dealer. The property is located at 2815 W. Lake Mead Boulevard, Suite 103. The Assessor's Parcel Number is 139-20-614-002.

ACTION: CONTINUED TO FEBRUARY 9, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

7. **UN-03-11 (42172) AMERICAN NIGHTMARE TATTOO** (Public Hearing). An application submitted by Mickey Wright on behalf of West Craig Plaza LLC, property owner for a special use permit in a C-2, General Commercial District to allow a tattoo parlor. The property is located at 4444 West Craig Road, Suite #116. The Assessor's Parcel Number is 139-06-201-010.

ACTION: CONTINUED TO FEBRUARY 9, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

8. **T-1341 (42162) COLTON/BRAZIL ADDITION.** An application submitted by Habitat for Humanity Las Vegas, property owner, for approval of a tentative map in an R-1, Single Family Low Density District consisting of six (6) residential lots. The property is located at the southwest corner of Brazil Street & Colton Avenue. The Assessor's Parcel Number is 139-12-403-001.

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 DePhillips

NAYS: None

ABSTAIN: None

**OLD BUSINESS**

9. **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, and November 24, 2009, January 13 and July 28, 2010)**

ACTION: CONTINUED TO JULY 13, 2011

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

10. **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, and November 24, 2009, January 13 and July 28, 2010)**

ACTION: CONTINUED TO JULY 13, 2011

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

11. **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, and November 24, 2009, January 13 and July 28, 2010)**

ACTION: CONTINUED TO JULY 13, 2011

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

12. **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, and November 24, 2009, January 13 and July 28, 2010)**

ACTION: CONTINUED TO JULY 13, 2011

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

13. **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, and November 24, 2009, January 13 and July 28, 2010)**

ACTION: CONTINUED TO JULY 13, 2011

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

14. **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, and November 24, 2009, January 13 and July 28, 2010)**

ACTION: CONTINUED TO JULY 13, 2011

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

15. **AMP-09-10 (42108) AMENDMENT TO THE 2006 COMPREHENSIVE MASTER PLAN - RESOLUTION NO. 2453** (Public Hearing). An application submitted by the City of North Las Vegas for an amendment to the City of North Las Vegas 2006 Comprehensive Master Plan, to amend Chapter 3, Guiding Principles, Goals, and Policies, and Appendix B, Existing Conditions, to comply with the requirements of NRS 278.160(f), Housing Plan; and amend Goal 7.5, Water Supply, and Goal 8.3, Code Enforcement. A copy of the proposed amendment to the Comprehensive Plan is on file with the Community Development Department. **(Continued December 8, 2010)**

**ACTION:** APPROVED; RESOLUTION OF THE PLANNING COMMISSION NO. 2011-01 FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

**MOTION:** Commissioner Leavitt

**SECOND:** Vice-Chairman Brown

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

**NAYS:** None

**ABSTAIN:** None

### **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 6:23 p.m.