

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

March 9, 2011

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 Dean Leavitt

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of Minutes for the Planning Commission Meeting of February 9, 2011.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **UN-11-07 (42527) TUTOR TIME AKA CHILDREN'S LEARNING ADVENTURE ANN ROAD** (Public Hearing). An application submitted by John Shield w/ Children's Learning Adventure on behalf of RCS Capital Development LLC, property owner, for an extension of time for a previously approved special use permit in a C-P, Professional Office Commercial District to allow a child care facility. The property is located north of Ann Road and approximately 620 feet east of Allen Lane. The Assessor's Parcel Number is 124-29-401-007.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Leavitt

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

NAYS: Commissioner DePhillips

ABSTAIN: None

2. **UN-12-11 (42521) MAVERIK CONVENIENCE STORE** (Public Hearing). An application submitted by Maverik, Inc. on behalf of Leon Chen Etal, 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 northeast corner of Losee Road and Lone Mountain Road. The Assessor's Parcel Number is 124-36-401-006.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NOS. 9 AND 14 DELETED AND CONDITION NO. 3.D ADDED AND CONDITION NO. 19.E AMENDED TO READ:

3.D. A ROOF MATCHING THE EAVE OVER THE ENTRANCE SHALL BE PROVIDED OVER THE AREA IDENTIFIED AS "HOUSEKEEPING PAD".

19.E. A MINIMUM SIX (6) LANDSCAPE CONTAINERS SHALL BE PROVIDED BETWEEN THE FRONT OF THE STORE AND THE PARKING SPACES.

MOTION: Commissioner Leavitt

SECOND: Commissioner DePhillips

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

NAYS: None

ABSTAIN: None

3. **UN-13-11 (42488) C AND L PLAZA** (Public Hearing). An application submitted by Firas Sulyman on behalf of Connors Family 1984 Trust, property owner, for a special use permit in an M-2, General Industrial District to allow a retail commercial use. The property is located at 2040 East Craig Road, Suite 102. The Assessor's Parcel Number is 139-02-613-016.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

4. **UN-17-11 (42544) COLLISION AUTHORITY** (Public Hearing). An Application submitted by Collision Authority on behalf of Comex Building LLC, 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 4429 Losee Road. The Assessor's Parcel Number is 139-02-613-012.

ACTION: WITHDRAWN

5. **ZOA-06-11 (42388) CNLV - MANUFACTURED HOUSING** (Public Hearing). An application amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance) Section 17.24.210, Single-Family Design Guidelines; subsection (1.2), Manufactured Housing; to amend the allowed age of a manufactured home placed on a residential lot; and providing for other matters properly related thereto.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

6. **UN-18-11 (42549) FIRESTONE AUTO CARE** (Public Hearing). An application submitted by Firestone on behalf of HD Development Maryland Inc., property owner, for a special use permit in a C-2, General Commercial District to allow an automobile service facility. The property is located on the south side of Craig Road and approximately 700 feet east of Martin Luther King Boulevard. The Assessor's Parcel Number is 139-04-701-016.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS IN REVISED MEMORANDUM DATED MARCH 9, 2011

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

7. **UN-14-11 (42489) C-STORE RENOVATION** (Public Hearing). An application submitted by Argyris Enterprises LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a convenience food store with gas pumps. The property is located at 3820 Craig Road. The Assessor's Parcel Number is 140-06-210-044.

ACTION: CONTINUED TO APRIL 13, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

8. **UN-15-11 (42490) C-STORE RENOVATION** (Public Hearing). An application submitted by Argyris Enterprises LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a convenience food restaurant. The property is located at 3820 Craig Road. The Assessor's Parcel Number is 140-06-210-044.

ACTION: CONTINUED TO APRIL 13, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

9. **UN-16-11 (42502) C-STORE RENOVATION** (Public Hearing). An application submitted by Argyris Enterprises LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile service facility (smog station). The property is located at 3820 Craig Road. The Assessor's Parcel Number is 140-06-210-044.

ACTION: CONTINUED TO APRIL 13, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

10. **ZOA-07-11 (42607) CNLV - REDEVELOPMENT AREA** (Public Hearing). An application amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance) Section 17.20.210 (I) R-A/PSP Redevelopment Area/Public/Semi Public Subdistrict specifically subsection (2) to allow retail/service uses as a principally permitted use; and subsection (3) removing public buildings and uses, and retail service uses as special uses; and providing for other matters properly related thereto.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Chairman Trivedi

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

11. **T-1342 (42538) ELDORADO R1-60 NO. 16 & R1-56 #16.** An application submitted by Pardee Homes, property owner, for approval of a tentative map in the OL/DA, Open Land Development Agreement District, consisting of 144 residential lots. The property is located at the southwest corner of Deer Springs Way and Gliding Eagle Road. The Assessor's Parcel Numbers are 124-21-315-001 thru 124-21-315-015, 124-21-315-017 thru 124-21-315-033, 124-21-315-038 thru 124-21-315-073, 124-21-316-001 thru 124-321-316-063 and 124-21-317-001 thru 124-21-317-005.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS IN REVISED MEMORANDUM DATED MARCH 9, 2011

MOTION: Commissioner Perkins

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

OLD BUSINESS

12. **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. **(Continued January 12 and February 9, 2011)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Leavitt

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

NAYS: Commissioner DePhillips

ABSTAIN: None

13. **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. **(Continued January 12 and February 9, 2011)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

14. **SPR-02-11 (42180) APEX DAVIS**. An application submitted by Apex Properties LLC & Carmine Limited Partnership on behalf of Carmine Limited Partnership, property owner, for a site plan review in an Industrial-Apex (I-A) Overlay District to allow a Junkyard/Salvage Yard facility and waivers from the Industrial-APEX (I-A) Overlay District Design Standards. The property is located approximately 10,300 feet west of US-93 and south of the power plant. The Assessor's Parcel Numbers are 103-08-510-004 through 103-08-510-007, 103-08-510-009 and 103-08-510-011 through 103-08-510-013. **(Continued February 9, 2011)**

ACTION: CONTINUED TO APRIL 13, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

WORK SESSION

Presentation, discussion and/or direction on the New Title 17 Zoning Ordinance.

ACTION: PRESENTATION GIVEN

PUBLIC FORUM

There was no public participation

DIRECTOR'S BUSINESS

Community Development Director Frank Fiori reminded the Commission there would be a Focus Group Meeting and also a Special Planning Commission Meeting March 30, 2011 on the new Title 17 and, If approved by the Commission, it would be forwarded to the May 4, 2011 City Council meeting.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 8:03 p.m.