

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

April 13, 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 Laura Perkins

PUBLIC FORUM

There was no public participation.

MINUTES

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

ACTION: APPROVED

MOTION: Commissioner Perkins

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **VAC-01-11 (42878) FIRESTONE AUTO CARE** (Public Hearing). An application submitted by Firestone c/o Jones Lang LaSalle on behalf of Ann-Decatur, LLC, property owner, to vacate a portion of an underground drainage easement. The property is located at the northeast corner of Ann Road and Montgomery Street. The Assessor's Parcel Number is 124-30-401-015.

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, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

2. **UN-26-11 (42877) FIRESTONE AUTO CARE** (Public Hearing). An application submitted by Firestone c/o Jones Lang LaSalle on behalf of Ann-Decatur, LLC, property owner, for a special use permit in a PUD, Planned Unit Development District to allow an automobile service facility. The property is located at the northeast corner of Ann Road and Montgomery Street. The Assessor's Parcel Number is 124-30-401-015.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

3. **FDP-01-11 (42879) FIRESTONE AUTO CARE.** An application submitted by Firestone c/o Jones Lang LaSalle on behalf of Ann-Decatur, LLC, property owner, for a final development plan review in a PUD, Planned Unit Development District to develop the first phase of a commercial/retail center containing an automobile service facility. The property is located at the northeast corner of Ann Road and Montgomery Street. The Assessor's Parcel Number is 124-30-401-015.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

4. **ZN-98-04 (42863) VISTA CIELO VILLAGE 1** (Public Hearing). An application submitted by Harmony Homes on behalf of Harmony 461, LLC, property owner, for an amendment to a previously approved 85 acre PUD, Planned Unit Development District by adding and reclassifying an additional 15 acres of R-1, Single-Family Low Density District which would consist of an additional 100 lots to the PUD, Planned Unit Development which is currently approved for 433 single-family lots. The properties are located at the northeast corner of Ann Road and Lawrence Street. The Assessor's Parcel Numbers are 124-26-812-003 thru 124-26-812-005 and 124-26-815-001 thru 124-26-815-103.

ACTION: CONTINUED TO MAY 11, 2011

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

5. **T-1343 (42866) VISTA CIELO VILLAGE 1**. An application submitted by Harmony Homes on behalf of Harmony 461, LLC, property owner, for approval of a tentative map in an R-1, Single-Family Low Density District (proposed PUD, Planned Unit Development District) consisting of 100 single-family lots. The properties are located at the northeast corner of Ann Road and Lawrence Street. The Assessor's Parcel Numbers are 124-26-812-003 thru 124-26-812-005 and 124-26-815-001 thru 124-26-815-103.

ACTION: CONTINUED TO MAY 11, 2011

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

6. **UN-08-09 (42882) METRO PAWN** (Public Hearing). An application submitted by Metro Pawn on behalf of County of Clark (Aviation) & Marcello Airport Center, LLC, property owners, for an extension of time for a previously approved special use permit in a C-2, General Commercial District to allow a pawnshop. The property is located at the northeast corner of Rancho Drive and Carey Avenue. (2480 North Rancho Drive). The Assessor's Parcel Number is 139-18-411-006.

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, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

7. **UN-44-06 (42808) ALEXANDER & MLK** (Public Hearing). An application submitted by Ghassan Shamoun, property owner, for an extension of time for a previously approved special use permit in a PUD, Planned Unit Development District to allow a convenience food store with gas pumps. The property is located at the northwest corner of Alexander Road and Martin Luther King Boulevard. The Assessor's Parcel Number is 139-04-410-011.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Chairman Trivedi

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

NAYS: None

ABSTAIN: None

8. **AMP-01-11 (42881) CENTENNIAL & TROPICAL** (Public Hearing). An application submitted by M Grape LLC c/o Raymond Shapiro, property owner, for an amendment to the Master Plan of Streets and Highways to realign the intersection of Tropical Parkway and Centennial Parkway. A copy of the proposed amendment to the Master Plan of Streets and Highways is on file with the Community Development Department.

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

9. **UN-24-11 (42874) SOMERSET ACADEMY** (Public Hearing). An application submitted by Academica Corporation on behalf of Commerce Plaza LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a school. The properties are located at 385, 405 and 415 Centennial Parkway. The Assessor's Parcel Numbers are 124-27-115-012, 124-27-115-017 and 124-27-115-018.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 8 AMENDED TO READ:

8. THE MULTI-PURPOSE ROOM/CAFETERIA SHALL COMPLY WITH OCCUPANCY REQUIREMENTS ESTABLISHED BY THE NORTH LAS VEGAS FIRE CODE AND BUILDING CODE.

FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

10. **UN-25-11 (42876) CRAIG ROAD INDUSTRIAL CENTER** (Public Hearing). An application submitted by Pico Vegas 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 4220 E. Craig Road, Suites 1, 4, 5 and 8. The Assessor's Parcel Number is 140-06-610-019.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

11. **UN-27-11 (42880) FAST TOWING INC.** (Public Hearing). An application submitted by Fast Towing Inc on behalf of Pratte Lone Mountain Property, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile impound yard. The property is located at 2900 East Lone Mountain Road. The Assessor's Parcel Number is 124-36-403-010.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

12. **UN-28-11 (42883) NELLIS MANOR WARD - LDS CHURCH** (Public Hearing). An application submitted by The Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah Corporation, property owner, for a special use permit in an R-1, Single-Family Low Density District to allow a church. The property is located at the northwest corner of Tropical Parkway and Walnut Road. The Assessor's Parcel Number is 123-30-201-007.

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

13. **ZN-27-00 (42886) CHEYENNE VALLEY GATEWAY** (Public Hearing). An application submitted by LBCB LLC Series CVG Retail, property owner, for an amendment to a previously approved PUD, Planned Unit Development District to amend a condition regarding permitted uses in the "retail" portion of the site. The property is located at 4370 W. Cheyenne Avenue. The Assessor's Parcel Numbers are 139-07-417-004 thru 139-07-417-014.

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, Cato, Perkins and DePhillips
NAYS: None
ABSTAIN: None

14. **UN-20-11 (42651) FIRST IMPRESSIONS BARBERSHOP** (Public Hearing). An application submitted by Anthony M. Staten on behalf of Desert Holdings, LLC, 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 2755 West Cheyenne Avenue, Suite 106. The Assessor's Parcel Number is 139-17-510-047.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 2

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

15. **UN-21-11 (42666) REFLECTION SOUTHERN BAPTIST CHURCH** (Public Hearing). An application submitted by Reflection Southern Baptist Church on behalf of Desert Holdings, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a church. The property is located at 2755 West Cheyenne Avenue, Suites 102, 103 and 104. The Assessor's Parcel Number is 139-17-510-047.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

16. **UN-22-11 (42860) RAPID CASH** (Public Hearing). An application submitted by Rapid Cash/Speedy Cash on behalf of GNP LLC, property owner, for a special use permit in an R-A/CR, Redevelopment Area/Commercial Retail subdistrict to allow an auto title loan facility. The property is located at 2332 Civic Center Drive . The Assessor's Parcel Number is 139-23-503-001.

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

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

17. **UN-23-11 (42861) RAPID CASH** (Public Hearing). An application submitted by Rapid Cash/Speedy Cash on behalf of GNP LLC, property owner, for a special use permit in an R-A/CR, Redevelopment Area/Commercial Retail subdistrict to allow a deferred deposit and short term loan facility. The property is located at 2332 Civic Center Drive . The Assessor's Parcel Number is 139-23-503-001.

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

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

18. **UN-29-11 (42907) RAPID CASH** (Public Hearing). An application submitted by Rapid Cash/Speedy Cash on behalf of GNP LLC, property owner, for a special use permit in an R-A/CR, Redevelopment Area/Commercial Retail subdistrict to allow the purchase of gold and other precious metals (secondhand dealer). The property is located at 2332 Civic Center Drive . The Assessor's Parcel Number is 139-23-503-001.

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

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

OLD BUSINESS

19. **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 and March 9, 2011)**

ACTION: CONTINUED TO MAY 11, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

20. **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. **(Continued March 9, 2011)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

21. **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. **(Continued March 9, 2011)**

ACTION: WITHDRAWN

22. **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. **(Continued March 9, 2011)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Planning Manager Marc Jordan reminded the Commission there would be a special Planning Commission Meeting April 27, 2011 at 6:00 p.m. in Council Chambers to present Title 17 for adoption, which was continued from the March 30, 2011 Special Planning Commission meeting.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 8:51 p.m.