

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

June 8, 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 Jay Aston

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of Minutes for the Planning Commission Meeting of April 13, 2011.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

AYES: Chairman Trivedi, Commissioners Leavitt, Aston, Cato, and DePhillips

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **UN-38-11 (43130) RAISING CANE'S** (Public Hearing). An application submitted by John David Burke Architecture on behalf of CFT Development, 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 2220 East Craig Road. The Assessor's Parcel Number is 139-02-613-021.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 2 AMENDED TO READ:

2. THE SITE PLAN SHALL COMPLY WITH THE COMMERCIAL DESIGN STANDARDS WITH THE FOLLOWING MODIFICATIONS:
 - A. FOUNDATION LANDSCAPING OR AN EQUIVALENT DESIGN ELEMENT SHALL BE PROVIDED ALONG THE EASTERN ELEVATION OF THE BUILDING, SUBJECT TO REVIEW AND APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE.
 - B. A MINIMUM 12 FEET OF LANDSCAPING SHALL BE PROVIDED ADJACENT TO CRAIG ROAD, WEST OF THE EXISTING DRIVEWAY. PARKING STALLS FRONTING THE LANDSCAPED AREAS NEXT TO CRAIG ROAD SHALL BE SCREENED WITH A MINIMUM 36 INCH HIGH DECORATIVE SCREEN WALL. THE SCREEN WALL SHALL BE LOCATED BETWEEN THE PARKING SPACES AND THE LANDSCAPED AREA.

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

2. **SPR-06-11 (43131) RAISING CANE'S**. An application submitted by John David Burke Architecture on behalf of CFT Development, LLC, property owner for a site plan review in an M-2, General Industrial District to allow a 35-foot high freestanding sign where an 18-foot high freestanding sign is the maximum height allowed; and a 250 square foot sign where 125 square foot is the maximum allowed. The property is located at 2220 East Craig Road. The Assessor's Parcel Number is 139-02-613-021.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

3. **UN-39-11 (43134) CHEYENNE VALLEY GATEWAY** (Public Hearing). An application submitted by LBCB LLC Series CVG Retail, property owner, for a special use permit in a PUD, Planned Unit Development District to allow a church. The property is located at 4370 West Cheyenne Avenue. The Assessor's Parcel Number is 139-07-417-004.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

4. **UN-40-11 (43138) CALVARY CHAPEL** (Public Hearing). An application submitted by Michael Welte on behalf of Vernalis Enterprises, Inc., property owner, for a special use permit in an M-2, General Industrial District to allow an expansion to an existing church. The property is located at 2575 East Craig Road, Suite M. The Assessor's Parcel Number is 139-01-301-007.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

5. **UN-42-11 (43147) VEGAS XTREME PAINTBALL FIELD** (Public Hearing). An application submitted by Christopher J. England on behalf of Jupiter Golf Company Las Vegas LP, property owner, for a special use permit in an MUD-MX-2, Mixed Use Development District, Community Center Mixed Use to allow an outdoor recreation facility. The property is located at 70 West Craig Road. The Assessor's Parcel Number is 139-03-601-009.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS IN MEMORANDUM DATED JUNE 8, 2011; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

6. **AMP-02-11 (43064) LVP TRUCK YARD** (Public Hearing). An application submitted by Las Vegas Paving Corporation on behalf of LVPC VTIP LLC, property owner, for an amendment to the Master Plan of Streets and Highways to remove a portion of Goldfield Street between Logan Avenue and Gilmore Avenue. 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 Aston
SECOND: Commissioner Leavitt
AYES: Chairman Trivedi, Commissioners Leavitt, Aston, Cato, and DePhillips
NAYS: None
ABSTAIN: None

7. **VAC-03-11 (43065) LVP TRUCK YARD** (Public Hearing). An application submitted by Las Vegas Paving Corporation on behalf of LVPC VTIP LLC, property owner, to vacate Goldfield Street between Logan Avenue and Gilmore Avenue. The Assessor's Parcel Number is 139-10-602-001.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

8. **UN-41-11 (43142) CHEYENNE COMMERCE CENTER II** (Public Hearing). An application submitted by Open Box Buy, Inc. on behalf of Harsch Investment Properties, 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 730 West Cheyenne Avenue, Suite 110. The Assessor's Parcel Number is 139-10-401-006.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

9. **VAC-02-11 (43056) ELDORADO RCL NO 24** (Public Hearing). An application submitted by RBF Consulting on behalf of Pardee Homes, property owner, to vacate the existing public streets right-of-way of the Eldorado R1-60 No. 16 TM No. 22 Phase 1 and Phase 2 Development. The property is located at the southeast corner of Deer Springs Way and Gentle Brook Street. 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 124-21-316-063 and 124-21-317-001 thru 124-21-317-005.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Community Development Director Frank Fiori reminded the Commission final action on Ordinance No. 2591, the new Title 17 Zoning Code, was June 15, 2011.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 6:41 p.m.