

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

August 10, 2011

BRIEFING

5:45 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 Steve Brown

VERIFICATION

Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE

Vice-Chairman Dilip Trivedi

PUBLIC FORUM

There was no public participation.

NEW BUSINESS

1. **AMP-03-11 (43433) COLONIAL GRAND @ AZURE** (Public Hearing). An application submitted by Colonial Realty LP, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Mixed Use Commercial to Multi-Family Residential (up to 25 du/acre). The property is located at the northwest corner of Tropical Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-601-013, -014 and -015. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

2. **ZN-01-11 (43434) COLONIAL GRAND @ AZURE** (Public Hearing). An application submitted by Colonial Realty LP, property owner, for a reclassification of property from a PUD Planned Unit Development District to an R-3 Multi-Family Residential District. The property is located at the northwest corner of Tropical Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-601-013, -014 and -015. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

3. **SPR-09-11 (43435) COLONIAL GRAND @ AZURE.** An application submitted by Colonial Realty LP, property owner, for a site plan review in an R-3 Multi-Family Residential District consisting of 438 Multi-family units. The property is located at the northwest corner of Tropical Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-601-013,- 014 and -015. (For possible action)

ACTION: CONTINUED TO SEPTEMBER 14, 2011

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

4. **UN-74-05 (43430) NITREX, INC.** (Public Hearing). An application submitted by Nitrex Inc. on behalf of 5599 LLC, property owner, to amend a previously approved special use permit in an M-2, General Industrial District to allow 1,500 gallons of hazardous material (ammonia) where 1,000 gallons are approved. The property is located at 201 East Mayflower Avenue. The Assessor's Parcel Number is 139-15-615-025. (For possible action)

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

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

5. **UN-59-11 (43392) DORRELL COMM SITE** (Public Hearing). An application submitted by Turn-Key Telecom, LLC on behalf of LAACO LTD, property owner, for a special use permit in a C-1, Neighborhood Commercial District to convert a single tower facility to a multiple tower facility consisting of one (1) 100 foot telecommunication tower and one (1) 90 foot telecommunication tower. The property is located at the northwest corner of Dorrell Lane and Commerce Street. The Assessor's Parcel Number is 124-22-101-014. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston
SECOND: Commissioner Leavitt

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

6. **VAC-05-11 (43427) NELLIS CORNER, LLC** (Public Hearing). An application submitted by Nellis Corner, LLC, property owner, to vacate the southerly 10 foot portion of Craig Road, commencing at Lamb Boulevard and proceeding west approximately 212 feet. The property is located at the southwest corner of Craig Road and Lamb Boulevard. The Assessor's Parcel Numbers are 140-06-611-005 and -006. (For possible action)

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

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

7. **UN-58-11 (43314) MOBILE TECH FLEET SERVICE** (Public Hearing). An application submitted by Mobile Tech Fleet Service on behalf of Trust Thirteen & Buettner Hunter P&J Co-Trust, property owners, for a special use permit in an M-2, General Industrial District to allow an automobile repair facility. The property is located at 3824 Losee Road, Suite "B". The Assessor's Parcel Number is 139-11-504-006. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

8. **SPR-15-07 (43316) DEER SPRINGS & NORTH 5TH PROJECT.** 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. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NOS. 29 AND 30 AND CONDITION NO. 40 AMENDED TO READ:

40. THAT SPR-15-07 WILL BE NULL AND VOID AFTER JUNE 6, 2013.

FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

9. **SPR-16-07 (43317) DEER SPRINGS GOLDFIELD PROJECT.** 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. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NOS. 21 AND 22 AND CONDITION NO. 34 AMENDED TO READ:

34. THAT SPR-16-07 WILL BE NULL AND VOID AFTER JUNE 6, 2013.

FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

10. **SPR-10-11 (43446) REPUBLIC SILVER STATE DISPOSAL.** An application submitted by Republic Silver State Disposal, property owner, for a site plan review in an M-2, General Industrial District, to waive landscaping requirements. The property is located at 209 West Cheyenne Avenue, (Southeast corner of Cheyenne Avenue and Commerce Street). The Assessor's Parcel Number is 139-15-501-001. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Perkins

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

OLD BUSINESS

11. **SPR-03-11 (42951) ALIANTE PARCELS 31A, 31B, AND 31C.** An application submitted by Pardee Homes of Nevada, property owner, for a site plan review in an MPC R-1, Master Planned Community Single Family Residential District to allow a waiver from the Aliante's corner side landscaping requirements. The property is located south of Nature Park Drive east of Aliante Parkway. The Assessor's Parcel Numbers are 124-16-411-002, 124-16-411-005, 124-16-411-025, 124-16-411-031, 124-17-813-012, 124-17-813-013 and 124-21-112-057, 124-20-513-014, 124-20-513-015, 124-20-513-019, 124-20-513-020, 124-20-513-022, 124-20-513-023, 124-20-513-025, 124-20-513-026, 124-20-513-027, 124-20-513-050, 124-20-513-052, 124-20-513-056, 124-21-112-005, 124-21-112-017, 124-21-112-021, 124-21-112-022, 124-21-112-030 and 124-21-112-046. (For possible action) **(Continued May 11 and July 13, 2011)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION WITH AN AMENDMENT TO THE CONDITION AS FOLLOWS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES, INCLUDING THE ALIANTE DEVELOPMENT STANDARDS AND DESIGN GUIDELINES, WITH THE EXCEPTION THAT LANDSCAPING SHALL BE PROVIDED AS DEPICTED IN THE APPLICANT'S LETTER OF INTENT AND SITE PLAN SUBMITTED ON AUGUST 10, 2011.

MOTION: Commissioner Perkins

SECOND: Commissioner Leavitt

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

12. **SPR-04-11 (42953) ALIANTE PARCELS 30A AND 30B.** An application submitted by Pardee Homes of Nevada, property owner, for a site plan review in an MPC R-1, Master Planned Community Single Family Residential District to allow a waiver from the Aliante's corner side landscaping requirements. The property is located on the northwest corner of Clayton Street and Deer Springs Way. The Assessor's Parcel Numbers are 124-20-512-003, 124-20-512-023, 124-20-513-039, 124-20-512-051, 124-20-512-052, 124-20-512-059, 124-20-512-060, 124-20-613-003, 124-20-613-012, 124-20-613-013, 124-20-613-038, 124-20-613-044, 124-20-613-052, 124-20-613-054, 124-20-613-060, 124-20-613-063, 124-20-613-067, 124-20-613-077, 124-20-613-078, 124-20-613-087, 124-20-613-088 and 124-20-613-097. (For possible action) **(Continued May 11 and July 13, 2011)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITION

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

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Director Frank Fiori informed the Commission that as of July 5, 2011, the department was now called the Department of Community Services and Development, which includes Planning and Zoning, Code Enforcement, Building and Safety, Neighborhood Services, Housing and Recreation. He explained some of the problems with landscaping inspections and the geo-tech reports should be under control, as there has been a new system implemented and Staff was working with the landscape architects and geo-techs, so landscaping could be installed, as there were ways to mitigate the water in expansive soils.

Director Fiori added there would be a meeting with the City Attorney and the newly appointed Commissioners to go over all of the legalities and responsibilities of a Planning Commissioner and invited all Commissioners to attend.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 7:19 p.m.