

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

September 14, 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 Steve Brown

**VERIFICATION**

Jo Ann Lawrence, Recording Secretary

**PLEDGE OF ALLEGIANCE**

Commissioner Dean Leavitt

**PRESENTATION**

- Presentation to outgoing Commissioners Jo Cato and Joseph DePhillips for their years of service on the Planning Commission.

**ACTION: PLAQUES PRESENTED TO OUTGOING COMMISSIONERS, JO CATO AND JOSEPH DePHILLIPS**

**PUBLIC FORUM**

There was no public participation.

### MINUTES

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

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: Commissioner Ewing

- Approval of Minutes for the Planning Commission Meeting of August 10, 2011.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: Commissioner Ewing

### NEW BUSINESS

1. **UN-60-11 (43563) CRICKET SITE LAS-488C ATHARI BLDG** (Public Hearing). An application submitted by Cricket Communications on behalf of Athari Family Investments, LLC, property owner, for a special use permit in a C-P, Professional Office Commercial District to allow a telecommunication facility (roof mounted antennas). The property is located at 2465 Reynolds Avenue. The Assessor's Parcel Number is 139-23-803-006. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 2 AMENDED AND CONDITION NO. 3 ADDED TO READ:

2. THAT THE PROPOSED ANTENNAS SHALL BE ARCHITECTURALLY INCORPORATED INTO THE BUILDING OR SCREENED FROM VIEW OF THE NEIGHBORING PROPERTIES THROUGH THE USE OF A PARAPET, PAINT, OR OTHER SUITABLE SCREENING.

3. THE USE PERMIT SHALL ONLY APPLY TO THE THREE ANTENNAS. ANY ADDITIONS OR CHANGES TO THE ANTENNAS SHALL REQUIRE AN ADDITIONAL USE PERMIT.

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

2. **UN-64-11 (43576) KNIGHT TRANSPORTATION** (Public Hearing). An application submitted by Knight Transportation, property owner, for a special use permit in an M-2, General Industrial District to allow the storage of hazardous materials (20,000 gallons of above ground fuel storage). The property is located approximately 523 feet north of Craig Road and east of Berg Street. The Assessor's Parcel Numbers are 139-01-212-001 thru 017. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

3. **UN-63-11 (43569) ADVANTAGE 2** (Public Hearing). An application submitted by Robert Frimet on behalf of Marbonita, LLC, property owner, for a special use permit in a C-2, General Commercial District to allow the purchase of gold, silver, and other precious metals (Secondhand Dealer). The property is located at 2672 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-313-001. (For possible action)

ACTION: CONTINUED TO OCTOBER 12, 2011

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

4. **SPR-08-09 (43571) WEB-SITE BUSINESS PARK.** An application submitted by Passco Companies Development, LLC on behalf of PCDC Development Fund 2006, LLC, property owner, for an extension of time of a previously approved site plan review in an M-2, General Industrial District to allow an industrial development consisting of approximately 270,450 square feet; waivers from the Industrial Development Standards. The property is located at the northeast corner of Tropical Parkway and Beesley Drive. The Assessor's Parcel Number is 123-27-201-025. (For possible action)

ACTION: CONTINUED TO OCTOBER 12, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

#### **OLD BUSINESS**

5. **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)  
**(Continued August 10, 2011)**

ACTION: CONTINUED TO OCTOBER 12, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

#### **PUBLIC FORUM**

There was no public participation.

### **DIRECTOR'S BUSINESS**

Community Services and Development Director Frank Fiori informed the Commission Staff had been working with the National Guard on the Floyd Edsal Training Center regarding issues with appropriate development of some of the casinos within the vicinity of the site and the City agreed to join with them and also some stakeholders, Nellis Air Force Base, Clark County, and UNLV in regards to a Joint Land Use Study. The Study was now in its final draft stages and would be presented to the Commission at the October 12, 2011 Planning Commission meeting for a recommendation to City Council.

### **CHAIRMAN'S BUSINESS**

Commissioner Dean Leavitt recognized Acting City Attorney Jeff Barr and thanked Staff for their direction and guidance.

### **ADJOURNMENT**

The meeting adjourned at 6:52 p.m.