

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

October 12, 2011

BRIEFING

5:37 P.M., Conference Room, North Las Vegas City Hall, 2200 Civic Center Drive

CALL TO ORDER

6:02 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 Sylvia Joiner-Greene

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of Minutes for the Planning Commission Meeting of September 14, 2011.
(For possible action)

ACTION: APPROVED

MOTION: Commissioner Perkins

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **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 were 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 Aston

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

2. **ZN-54-06 (43718) CRAIG & ALLEN MUD AMENDMENT** (Public Hearing). An application submitted by Craig Allen Retail LLC, property owner, for an amendment to an existing MUD MX-2, Mixed Use Development District/Community Center Mixed Use to modify a previously approved site plan for the commercial component. The property is located at the southwest corner of Craig Road and Allen Lane. The Assessor's Parcel Number is 139-06-714-001. (For possible action)

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

MOTION: Commissioner Leavitt

SECOND: Commissioner Joiner-Greene

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

NAYS: None

ABSTAIN: None

3. **FDP-03-11 (43721) CRAIG & ALLEN COMMERCIAL CENTER.** An application submitted by Craig Allen Retail LLC, property owner, for a Final Development Plan review in an MUD MX-2, Mixed Use Development District/Community Center Mixed Use relating to pad A consisting of 3000 square feet. The property is located at the southwest corner of Craig Road and Allen Lane. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 6 AMENDED TO READ:

6. APPROVAL OF FDP-03-11 SHALL BE EFFECTIVE UPON CITY COUNCIL APPROVAL OF ZN-54-06 WITH THE CONDITIONS REVIEWED AND APPROVED BY THE PLANNING COMMISSION. IF THE CITY COUNCIL AMENDS ANY OF THE CONDITIONS PERTAINING TO THE SITE DESIGN OF ZN-54-06 PRIOR TO ITS APPROVAL, THE APPLICANT SHALL AMEND ITS FINAL DEVELOPMENT PLAN TO REFLECT THE CHANGES APPROVED BY COUNCIL.

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

4. **UN-67-11 (43736) SUPERIOR LINEN** (Public Hearing). An application submitted by Mike Burdine on behalf of Prologis NA3 LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a commercial laundry facility. The property is located at 4501 Mitchell Street. The Assessor's Parcel Number is 140-06-210-001. (For possible action)

ACTION: CONTINUED TO NOVEMBER 9, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

5. **UN-65-11 (43712) ALEX GOLD & SILVER** (Public Hearing). An application submitted by Ali Diab on behalf of NLV Enterprises LLC, property owner, for a special use permit in an RA/CR, Redevelopment Area/Commercial/Retail Subdistrict to allow the purchase of gold, silver and other precious metals (secondhand dealer). The property is located at 1310 East Lake Mead Boulevard. The Assessor's Parcel Number is 139-23-601-022. (For possible action)

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

MOTION: Commissioner Perkins

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

6. **FDP-02-11 (43705) ANN-LOSEE VILLAGE 1.** An application submitted by Harmony Homes, Inc., property owner, for a Final Development Plan review in a PUD, Planned Unit Development District consisting of 100 single-family dwellings. The property is located at the northeast corner of Lawrence Street and Ann Road. The Assessor's Parcel Numbers are 124-26-815-001 thru 098. (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, Joiner-Greene and Ewing

NAYS: None

ABSTAIN: None

7. **SPR-11-11 (43720) LVAC @ TROPICAL & DECATUR.** An application submitted by Las Vegas Racquetball Club, Inc. DBA Las Vegas Athletic Club on behalf of M Grape LLC, property owner, for a site plan review in a C-2, General Commercial District to allow a commercial/retail center with approximately 89,000 square feet for a health and exercise center and retail uses. The property is located at the northeast corner of Tropical Parkway and Decatur Boulevard. The Assessor's Parcel Numbers are 124-30-204-001, 124-30-204-002 and a portion of 124-30-204-005. (For possible action)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS IN
REVISED MEMORANDUM DATED OCTOBER 12, 2011

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

8. **SPR-12-11 (43719) COMMERCIAL CENTER DIRECTORY SIGN.** An application submitted by M Grape LLC, property owner, for a site plan review in a C-2, General Commercial District to allow a 920 square foot directory sign at 75 feet in height where 250 square feet and 45 feet in height is the maximum allowed. The property is located at the southeast corner of Decatur Boulevard and Rice Street. The Assessor's Parcel Numbers are 124-30-204-001, 124-30-204-002 and a portion of 124-30-204-005. (For possible action)

ACTION: DENIED

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

9. **FLOYD EDSALL TRAINING CENTER JOINT LAND USE STUDY (JLUS)** (Public Hearing). Recommend acceptance of the Floyd Edsall Training Center Joint Land Use Study (JLUS) initiated by the Nevada State Division of State Land/State Land Use Planning Agency in cooperation with the City of North Las Vegas, Clark County, Nevada National Guard Floyd Edsall Training Center, and Nellis Air Force Base. (For possible action)

ACTION: FLOYD EDSALL TRAINING CENTER JOINT LAND USE STUDY ACCEPTED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

OLD BUSINESS

10. **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) **(Continued September 14, 2011)**

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

MOTION: Vice-Chairman Trivedi

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

11. **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) **(Continued September 14, 2011)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

12. **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 and September 14, 2011)

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NOS. 4, 5.A, C, D, E, F, G, I, L, M AND N DELETED AND CONDITION NO. 5 AMENDED TO READ:

5. IN ADDITION TO THE AMENITIES SHOWN ON THE SUBMITTED SITE PLAN AND OTHER EXHIBITS, THE DEVELOPER WILL BE REQUIRED TO PROVIDE THE FOLLOWING ADDITIONAL AMENITIES:

MOTION: Commissioner Perkins
SECOND: Commissioner Joiner-Greene
AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, 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 the Bicycle and Trails Open Space Plan was completed and would be presented to the Planning Commission in November and if approved would then be forwarded to City Council. He explained, due to time constraints, the Southern Nevada Public Lands Management Act funds had to be encumbered by the end of December.

CHAIRMAN'S BUSINESS

Commissioner Dean Leavitt felt it was time the City looked into LED lighting.

Community Services and Development Director Frank Fiori explained the City recently received a grant to change out many of the streets lights to LED and would be doing that as one of the energy retrofits.

Commissioner Leavitt stated that same courtesy should be extended to the business community.

Director Fiori explained there was language drafted for LED wall signs, but had not yet been incorporated into Title 17.

Chairman Steve Brown asked for clarification that tandem parking could not be counted as parking area.

Robert Eastman, Principal Planner responded that was correct, because, eventually the space was not used as it was intended.

Chairman Brown suggested tandem parking be allowed to be counted as a percentage.

Marc Jordan, Planning Manager explained it had been found tandem parking was a problem and was not used as intended and explained tandem parking had been approved in a couple of areas in the City, which was not successful.

ADJOURNMENT

The meeting adjourned at 8:33 p.m.