

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

June 13, 2012

**BRIEFING**

5:30 P.M., Caucus Room, 2250 Las Vegas Boulevard North,  
North Las Vegas, Nevada

**CALL TO ORDER**

6:02 P.M., Council Chambers, 2250 Las Vegas Boulevard North,  
North Las Vegas, Nevada

**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 May 9, 2012 (For possible action)

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

### NEW BUSINESS

1. **ZN-05-12 (44609) GOMEZ-FLOWER AVENUE** (Public Hearing). An application submitted by Sergio Gomez, property owner, for reclassification of property from an R-1, Single-Family Low Density District to a PUD Planned Unit Development District consisting of a single lot for professional offices. The property is located at 2500 Flower Avenue. The Assessor's Parcel Number is 139-24-312-038. (For possible action)

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION WITH CONDITION NOS. 2 AND 4 AMENDED AND A NEW CONDITION NO. 6 ADDED TO READ (ITEMS RENUMBERED):

2. APPROVAL OF THE PARKING STUDY, SUPPORTING THE REDUCTION OF THE REQUIRED PARKING TO FIVE OFF-STREET PARKING SPACES IS REQUIRED.
4. A THREE (3) FOOT TALL SPLIT-FACED BLOCK WALL OR LANDSCAPED HEDGE SHALL BE PLACED BETWEEN THE PARKING LOT AND CIVIC CENTER DRIVE.
6. USES ARE LIMITED WITHIN THIS PID TO PROFESSIONAL OFFICES.

MOTION: Commissioner Perkins

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

2. **UN-17-12 (44621) ALIANTE AND DEER SPRINGS** (Public Hearing). An application submitted by Dapper Development on behalf of NVE Commercial LLC, property owner, for a special use permit in an MPC C-1, Master Planned Community, Neighborhood Commercial District to allow a convenience store with gas pumps. The property is located at the southeast corner of Aliante Parkway and Deer Springs Way. The Assessor's Parcel Number is 124-20-714-001. (For possible action)

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS IN MEMORANDUM DATED JUNE 13, 2012

**MOTION:** Commissioner Leavitt

**SECOND:** Commissioner Aston

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

**NAYS:** None

**ABSTAIN:** None

3. **UN-18-12 (44622) ALIANTE AND DEER SPRINGS** (Public Hearing). An application submitted by Dapper Development on behalf of NVE Commercial LLC, property owner, for a special use permit in an MPC C-1, Master Planned Community, Neighborhood Commercial District to allow an automobile repair facility. The property is located at the southeast corner of Aliante Parkway and Deer Springs Way. The Assessor's Parcel Number is 124-20-714-001. (For possible action)

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS IN MEMORANDUM DATED JUNE 13, 2012

**MOTION:** Commissioner Leavitt

**SECOND:** Commissioner Aston

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

**NAYS:** None

**ABSTAIN:** None

4. **UN-19-12 (44623) ALIANTE AND DEER SPRINGS** (Public Hearing). An application submitted by Dapper Development on behalf of NVE Commercial LLC, property owner, for a special use permit in an MPC C-1, Master Planned Community, Neighborhood Commercial District to allow an automobile washing (carwash) establishment. The property is located at the southeast corner of Aliante Parkway and Deer Springs Way. The Assessor's Parcel Number is 124-20-714-001. (For possible action)

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS IN MEMORANDUM DATED JUNE 13, 2012

**MOTION:** Commissioner Leavitt

**SECOND:** Commissioner Aston

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

**NAYS:** None

**ABSTAIN:** None

5. **UN-15-12 (44573) QUICK TOW INC.** (Public Hearing). An application submitted by Quick Tow, Inc. dba Quick Response on behalf of Susan Cannavo, property owner, for a special use permit in an M-2 General Industrial District for a vehicle impound yard. The property is located at 228 West Owens Avenue. The Assessor's Parcel Number is 139-22-803-002. (For possible action)

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

**MOTION:** Vice-Chairman Trivedi

**SECOND:** Commissioner Aston

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

**NAYS:** None

**ABSTAIN:** None

6. **UN-16-12 (44619) NEVADA AUTOMOBILE & TRUCK BROKERAGE** (Public Hearing). An application submitted by SDS Doom LLC on behalf of Harsch Investment Properties, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile sales facility. The property is located at 570 West Cheyenne Avenue, Suite 170. The Assessor's Parcel Number is 139-10-401-007. (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, Joiner-Greene and Ewing

**NAYS:** None

**ABSTAIN:** None

7. **UN-28-02 (44552) CENTENNIAL CROSSING** (Public Hearing). An application submitted by Casino Site, LLC and Carl Parmer Living Trust, property owners, for an extension of time to an existing special use permit (UN-28-02) in a C-2, General Commercial District to allow a casino/hotel. The property is located at the northeast corner of the I-15 Interstate and CC-215 Beltway. The Assessor's Parcel Numbers are 123-28-101-003 thru 006. (For possible action)

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

**MOTION:** Commissioner Leavitt

**SECOND:** Commissioner Aston

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

**NAYS:** None

**ABSTAIN:** None

8. **UN-20-12 (44628) SPLASH SWIM SCHOOL** (Public Hearing). An application submitted by Swimmaster LLC on behalf of Bank of Nevada, property owner, for a special use permit in a C-P, Professional Office Commercial District to allow an indoor recreational (swim school) facility. The property is located at 4240 Simmons Street. The Assessor's Parcel Number is 139-05-713-004. (For possible action)

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITION

**MOTION:** Vice-Chairman Trivedi

**SECOND:** Commissioner Aston

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

**NAYS:** None

**ABSTAIN:** None

9. **UN-42-11 (44611) 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 an extension of time to an existing special use permit (UN-42-11) in an MUD-MX-2, Mixed Used Development, Community Center Mixed Use District to allow an outdoor recreation (paintball) facility. The property is located at 70 West Craig Road. The Assessor's Parcel Number is 139-03-601-009. (For possible action)

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NOS. 3 AND 9 AMENDED AND CONDITION NO. 13 ADDED TO READ:

3. UNLESS OTHERWISE EXTENDED BY THE PLANNING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS IN TITLE 17, UN-42-11 SHALL EXPIRE ON AUGUST 1, 2014.
9. IF NECESSARY, ALL "PLAYING AREAS", PRESENT AND FUTURE, SHALL BE FULLY ENCLOSED BY 16-FOOT-TALL POLES AND APPROPRIATE NETTING WITH THE INTENT OF PREVENTING PAINTBALLS FROM LEAVING THE PLAYING FIELDS.
13. ALL LANDSCAPING RELATED TO CONDITIONS SEVEN (7) AND EIGHT (8) SHALL BE INSTALLED PRIOR TO AUGUST 1, 2013.

FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

10. **T-1345 (44610) LV BLVD & BELMONT COMMERCIAL CENTER.** An application submitted by Bruner and Placid LLC, property owner, for a tentative map review in a C-2, General Commercial District to allow a single lot commercial subdivision. The property is located at the southeast corner of Las Vegas Boulevard and Belmont Street. The Assessor's Parcel Number is 139-13-702-001. (For possible action)

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

**MOTION:** Commissioner Leavitt  
**SECOND:** Commissioner Aston

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

### **OLD BUSINESS**

11. **ZN-04-12 (44293) DONNA & ROME** (Public Hearing). An application submitted by Pepperdine Enterprises Inc., property owner, for a reclassification of property from an R-2, Single-Family Medium Density Residential District to an R-3, Multi-Family Residential District. The property is generally located 250 feet north of Rome Boulevard and west of Donna Street. The Assessor's Parcel Number is 124-23-301-015. **(Continued March 14 and April 11, 2012)** (For possible action)

ACTION: CONTINUED TO AUGUST 8, 2012

MOTION: Commissioner Perkins  
SECOND: Commissioner Leavitt  
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**

There was no report given.

### **CHAIRMAN'S BUSINESS**

Chairman Steve Brown pointed out this would be Commissioner Leavitt's last meeting and thanked him for his years of service.

Vice-Chairman Trivedi asked if he was term limited.

Commissioner Jay Aston also thanked Commissioner Leavitt for his service and commended him on the work he had done while he served.

Deputy City Attorney Bethany Sanchez explained it had been determined the "At Large" members did not have term limits.

**ADJOURNMENT**

The meeting adjourned at 7:06 p.m.