

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

January 13, 2010

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 Dean Leavitt

VERIFICATION

Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Jo Cato

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of the minutes for the Planning Commission meeting of November 24, 2009.

ACTION: APPROVED

MOTION: Commissioner Perkins

SECOND: Vice-Chairman Brown

AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Aston, Cato, Trivedi, Perkins, and DePhillips

NAYS: None

ABSTAIN: None

- Approval of the minutes for the Planning Commission meeting of December 9, 2009.

ACTION: APPROVED

MOTION: Commissioner Perkins

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: Commissioner Cato

NEW BUSINESS

1. **UN-01-10 (40192) WOLF'S AUTO** (Public Hearing). An application submitted by Wolfgang Blum, property owner, for a special use permit in an M-1, Business Park Industrial District to allow an automobile service facility. The property is located at 4300 North Pecos Road, Suites 10 & 11. The Assessor's Parcel Numbers are 140-06-310-026 and 140-06-310-027.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Cato

SECOND: Vice-Chairman Brown

AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Aston, Cato, Perkins, and DePhillips

NAYS: Commissioner Trivedi

ABSTAIN: None

2. **UN-04-10 (40254) TROY POLLOCK** (Public Hearing). An application by Troy Pollock on behalf of South Tech Brooks 2750K, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile repair facility. The property is located at 2750 Brooks Avenue, #104. The Assessor's Parcel Number is 139-17-510-011.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner DePhillips

AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Aston, Cato, Trivedi, Perkins, and DePhillips

NAYS: None

ABSTAIN: None

3. **UN-02-10 (40202) TRUGREEN LANDCARE** (Public Hearing). An application submitted by Chris Steiner on behalf of Besuden Revocable Trust, property owner, for a special use permit in an M-2, General Industrial District to allow additional security measures consisting of razor wire. The property is located at 1260 Rockpebble Avenue. The Assessor's Parcel Number is 139-11-110-007.

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

MOTION: Commissioner Aston

SECOND: Vice-Chairman Brown

AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Aston, Cato, Trivedi, Perkins, and DePhillips

NAYS: None

ABSTAIN: None

4. **UN-03-10 (40216) JAVSE CORINTHIAN** (Public Hearing). An application submitted by Chris Allen on behalf of Javse Corinthian, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow additional security measures consisting of razor wire and barbed wire. The property is located at 570, 595 and 697 Corinthian Way. The Assessor's Parcel Number is 139-14-201-009.

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

MOTION: Commissioner Aston

SECOND: Vice-Chairman Brown

AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Aston, Cato, Trivedi, Perkins, and DePhillips

NAYS: None

ABSTAIN: None

5. **ZN-01-10 (40246) RIVERWALK HIGH NOON** (Public Hearing). An application submitted by D.R. Horton, Inc., property owner, for a reclassification of property from a PUD, Planned Unit Development District to a PUD, Planned Unit Development District consisting of 44 single-family dwellings and 57 triplex units. The property is located at the southwest corner of Ranch House Road and Centennial Parkway. The Assessor's Parcel Numbers are 124-30-211-001 thru 124-30-211-189.

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

MOTION: Commissioner Aston

SECOND: Vice-Chairman Brown

AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Aston, Cato, Trivedi, Perkins, and DePhillips

NAYS: None

ABSTAIN: None

6. **T-1336 (40248) RIVERWALK HIGH NOON**. An application submitted by D.R. Horton, Inc., property owner, for approval of a tentative map in a PUD, Planned Unit Development District consisting of 44 single-family dwellings and 57 triplex units. The property is located at the southwest corner of Ranch House Road and Centennial Parkway. The Assessor's Parcel Numbers are 124-30-211-001 thru 124-30-211-189.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

SECOND: Vice-Chairman Brown

AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Aston, Cato, Trivedi, Perkins, and DePhillips

NAYS: None

ABSTAIN: None

7. **UN-05-10 (40256) GROUP HOME** (Public Hearing). An application submitted by Leni R. Alston, property owner, for a special use permit in an R-1, Single-Family Residential District to allow a group care facility on a 6,479 square foot lot where a 6,500 square foot lot is the minimum required. The property is located at 3404 West El Campo Grande Avenue. The Assessor's Parcel Number is 124-29-313-039.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

8. **UN-122-06 (40131) FIRESTONE BUILDING** (Public Hearing). An application submitted by Firestone Building Products on behalf of Distribution Funding II Inc., property owner, for a special use permit in an M-2, General Industrial District to allow an amendment to a previously approved special use permit to allow the storage of 70,000 gallons of hazardous materials (roofing adhesive). The property is located at 4272 Corporate Center Drive. The Assessor's Parcel Number is 139-01-710-001.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown
SECOND: Chairman Leavitt
AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Aston, Cato, Trivedi, Perkins, and DePhillips
NAYS: None
ABSTAIN: None

OLD BUSINESS

9. **AMP-08-08 (35792) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Master Plan of Streets and Highways to increase Severence Lane between Losee Road and Statz Street from a 60-foot right-of-way to an 80-foot right-of-way. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009)**

ACTION: CONTINUED TO JULY 28, 2010

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

10. **VAC-07-08 (35796) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, to vacate Elkhorn Road between Losee Road and Statz Street; and to vacate Berg Street between Severence Lane and Elkhorn Road. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009)**

ACTION: CONTINUED TO JULY 28, 2010

MOTION: Vice-Chairman Brown

SECOND: Commissioner Cato

AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Aston, Cato, Trivedi, Perkins, and DePhillips

NAYS: None

ABSTAIN: None

11. **AMP-07-08 (35791) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Mixed-Use Neighborhood to Resort Commercial. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009)**

ACTION: CONTINUED TO JULY 28, 2010

MOTION: Vice-Chairman Brown

SECOND: Commissioner Cato

AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Aston, Cato, Trivedi, Perkins, and DePhillips

NAYS: None

ABSTAIN: None

12. **ZN-20-08 (35795) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a reclassification of property from an R-E, Ranch Estates District to a PUD, Planned Unit Development District consisting of a casino/hotel. This property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009)**

ACTION: CONTINUED TO JULY 28, 2010

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

13. **GED-03-08 (35793) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a petition to establish a Gaming Enterprise District. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009)**

ACTION: CONTINUED TO JULY 28, 2010

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

14. **UN-64-08 (35794) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a special use permit in an R-E, Ranch Estates District (proposed PUD, Planned Unit Development District) to allow a casino/hotel. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11, June 24, and November 24, 2009)**

ACTION: CONTINUED TO JULY 28, 2010

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

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

There was no report given.

CHAIRMAN'S BUSINESS

Chairman Dean Leavitt thanked Staff and the City for their support at the Planning Commission meetings.

ADJOURNMENT

The meeting adjourned at 7:27 p.m.