

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

January 14, 2009

*All Staff Reports and attachments are available on the City's
Website - [http:// www.cityofnorthlasvegas.com](http://www.cityofnorthlasvegas.com)*

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 Angelo Carvalho

VERIFICATION

Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Dean Leavitt

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of the minutes for the Planning Commission meeting of December 10, 2008.

ACTION: APPROVED

MOTION: Vice-Chairman Shull

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: Chairman Carvalho

NEW BUSINESS

1. **UN-05-09 (37742) CONVENIENCE FOOD STORE WITH GAS PUMPS** (Public Hearing). An application submitted by Burbank, LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a convenience food store with gas pumps. The property is located at 8390 North Decatur Boulevard. The Assessor's Parcel Number is 124-07-301-009.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

AYES: Chairman Carvalho, Vice-Chairman Shull, Commissioners Leavitt, Aston, Brown, Cato and Trivedi

NAYS: None

ABSTAIN: None

2. **VN-01-09 (37778) SPEEDWAY HOTEL & CASINO** (Public Hearing). An application submitted by Ganaste LLC, property owner, for a variance in a C-2, General Commercial District to allow a 13 foot building setback; a 12 foot building setback, a one (1) foot building setback; and a zero (0) foot building setback where 20 feet is the minimum building setback required. The property is located at 3227 Civic Center Drive. The Assessor's Parcel Numbers are 139-11-803-002, 139-11-815-001 and 139-11-815-003.

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

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

3. **UN-01-09 (37629) MERCY AIR** (Public Hearing). An application submitted by Mercy Air Services, Inc. on behalf of Stars & Stripes Heliplex, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a temporary building. The property is located at 500 East Cheyenne Avenue. The Assessor's Parcel Number is 139-11-401-007.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

4. **UN-03-09 (37726) ENERSYS DELAWARE, INC.** (Public Hearing). An application submitted by Ener Sys Delaware Inc. on behalf of Civic Center, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow the storage of hazardous materials (30 lead acid battery pallets with a total of 1,260 Electrolyte gallons; and two (2) 55 gallon drums of Sulphuric Acid). The property is located at 3878 Civic Center Drive. The Assessor's Parcel Number is 139-12-110-021.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

5. **UN-109-06 (37660) CENTENNIAL VILLAGE** (Public Hearing). An application submitted by Great American Capital on behalf of Centennial Village, LLC, property owner, for an extension of time for a previously approved special use permit in a C-1, Neighborhood Commercial District to allow a convenience food store with gas pumps and an automobile washing establishment (drive-through). The property is located at the southeast corner of Rome Boulevard and Losee Road. The Assessor's Parcel Number is 124-24-414-003.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Shull

SECOND: Commissioner Cato

AYES: Chairman Carvalho, Vice-Chairman Shull, Commissioners Leavitt, Aston, Brown, Cato and Trivedi

NAYS: None

ABSTAIN: None

6. **UN-02-09 (37725) SUPER DUTY SHOP** (Public Hearing). An application submitted by Mike Smith, on behalf of T. Brothers Properties, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an auto repair facility. The property is located at 3816 Civic Center Drive. The Assessor's Parcel Number is 139-12-103-038.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Shull

SECOND: Commissioner Cato

AYES: Chairman Carvalho, Vice-Chairman Shull, Commissioners Leavitt, Aston, Brown, Cato and Trivedi

NAYS: None

ABSTAIN: None

7. **UN-06-09 (37743) ANN SELF STORAGE** (Public Hearing). An application submitted by Omnipoint Communications, Inc. on behalf of Ann Self Storage LLC, property owner, for a special use permit in an O-L/DA, Open Land District/Development Agreement to allow a 100 foot telecommunications tower to be located 49 feet from a residential zoned property where 200 feet is required. The property is located at 5650 Revere Street. The Assessor's Parcel Number is 124-28-801-004.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Shull

SECOND: Commissioner Cato

AYES: Chairman Carvalho, Vice-Chairman Shull, Commissioners Leavitt, Aston, Brown, Cato and Trivedi
NAYS: None
ABSTAIN: None

8. **ZN-44-02 (37738) ANN & FIFTH** (Public Hearing). An application submitted by Maria Enamorado, on behalf of Bouquet, Inc., property owner, to amend a previously approved PUD, Planned Unit Development District consisting of a retail/commercial development to amend conditions of approval. The property is located at 5575 North Fifth Street. The Assessor's Parcel Numbers are 124-34-502-006 and 124-34-502-007.

ACTION: CONTINUED INDEFINITELY

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

9. **WAV-02-09 (37737) DRIVEWAY WAIVER**. An application submitted by Galaxy 7, Properties, Inc. on behalf of Eagle 7, Properties LLC, property owner, for a waiver of Development Standards from Title 16 for a driveway location. The property is located at the northwest corner of Azure Avenue and North 5th Street. The Assessor's Parcel Number is 124-27-504-008.

ACTION: CONTINUED TO JANUARY 28, 2009

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

10. **T-1329 (37632) ANN/MT HOOD LLC**. An application submitted by Ann Mt. Hood LLC, property owner, for approval of a tentative map in an M-2, General Industrial District to allow a (1) one lot industrial subdivision. The property is located at the northeast corner of Mt. Hood Street and Ann Road. The Assessor's Parcel Number is 123-27-801-001.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

11. **T-1330 (37734) TROPICAL/LOSEE.** An application submitted by R & S Tropical, LLC, property owner, for approval of a tentative map in a C-1, Neighborhood Commercial District to allow a one (1) lot commercial subdivision. The property is located at the southwest corner of Tropical Parkway and Losee Road. The Assessor's Parcel Number is 124-26-701-009.

ACTION: CONTINUED TO JANUARY 28, 2009

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

12. **WAV-01-09 (37733) TROPICAL/LOSEE.** An application submitted by R & S Tropical, LLC, property owner, for a waiver from Title 16 to waive the required off-site improvements for a proposed commercial subdivision. The property is located at the southwest corner of Tropical Parkway and Losee Road. The Assessor's Parcel Number is 124-26-701-009.

ACTION: CONTINUED TO JANUARY 28, 2009

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

13. **T-1331 (37735) TROPICAL/BEESELEY.** An application submitted by Tropical 10 LLC, property owner, for approval of a tentative map in an M-2, General Industrial District to allow a one (1) lot industrial subdivision. The property is located at the southeast corner of Tropical Parkway and Beesley Drive. The Assessor's Parcel Numbers are 123-27-301-002 and 123-27-301-003.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

OLD BUSINESS

14. **SPR-25-08 (36344) INDIGO APARTMENTS.** An application submitted by Ann Allen Commons LLC, property owner for a site plan review in an R-3, Multi-Family Residential District consisting of a 166 unit multi-family development. The property is located east of Willis Street and approximately 370 feet north of Ann Road. The Assessor's Parcel Number is 124-30-802-022. **(Continued August 27, September 24, October 22, and December 10, 2008)**

ACTION: CONTINUED TO FEBRUARY 25, 2009

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

15. **UN-105-08 (37063) SPEEDWAY HOTEL & CASINO (Public Hearing).** An application submitted by Ganaste LLC, property owner, for a special use permit in a C-2, General Commercial District to allow eight (8) temporary buildings. The property is located at 3227 Civic Center Drive. The Assessor's Parcel Numbers are 139-11-803-002, 139-11-815-001 and 139-11-815-003. **(Continued November 12 and December 10, 2008)**

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

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

16. **SPR-19-08 (37422) BROADACRES OPEN AIR MARKET.** An application submitted by Broadacres Open Air Marketplace, LLC, property owner, for an amendment to a previously approved site plan review in a C-3, General Service Commercial District to amend a condition of approval. The property is located at 2960 North Las Vegas Boulevard. The Assessor's Parcel Numbers are 139-13-605-006 through 139-13-605-010. **(Continued December 10, 2008)**

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

MOTION: Vice-Chairman Shull

SECOND: Commissioner Brown

AYES: Chairman Carvalho, Vice-Chairman Shull, Commissioners Leavitt, Aston, Brown, Cato and Trivedi

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Planning and Zoning Director Frank Fiori informed the Commission that the presentation of the Blueprint for Nevada had been rescheduled to the February 18, 2009 Special City Council Work Session and was waiting to hear back from the AIA if the date was acceptable to them.

Commissioner Dean Leavitt asked when the Joint Meeting was scheduled with the Parks and Recreation Board.

Director Fiori indicated he would check the date and relay the information to the Commission.

Director Fiori informed the Commission the first draft of the Apex Overlay District was ready for distribution and would be discussed at the January 28, 2009 Planning Commission Meeting.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 7:08 p.m.