

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

February 25, 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

Chairman Angelo Carvalho

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of the minutes for the Planning Commission meeting of January 28, 2009.

ACTION: APPROVED

MOTION: Commissioner Trivedi

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **UN-67-08 (37952) PROJECT HOTEL** (Public Hearing). An application submitted by Laser Development LLC on behalf of Casino Holding Group LLC, property owner, for an amendment to a previously approved special use permit for a hotel. The property is located at the southwest corner of Centennial Parkway and Linn Lane. The Assessor's Parcel Numbers are 123-28-501-005, 123-28-501-006, 123-28-501-007, and 123-28-501-008. **(Continued February 11, 2009)**

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

MOTION: Vice-Chairman Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

2. **VN-03-09 (38083) ELDORADO RCL NO. 23, TM NO. 23** (Public Hearing). An application submitted by Pardee Homes of Nevada, property owner, for a variance in an O-L/DA, Open Land/Development Agreement District to allow a 10-foot rear yard setback where 15-feet is required within a proposed 156-lot subdivision. The property is located south of Ann Road and approximately 575 feet east of Roaring Surf Drive. The Assessor's Parcel Numbers are 124-33-501-014 and 124-33-501-015, 124-33-513-001 through 124-33-513-053, 124-33-513-056 through 124-33-513-083, 124-33-514-001 and 124-33-514-002.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

3. **T-1333 (38089) ELDORADO RCL NO. 23, TM NO. 23.** An application submitted by Pardee Homes of Nevada, property owner, for approval of a tentative map in an O-L//DA, Open Land/Development Agreement District consisting of 156 single-family dwellings. The property is located south of Ann Road and approximately 575 feet east of Roaring Surf Drive. The Assessor's Parcel Numbers are 124-33-501-014 and 124-33-501-015, 124-33-513-001 through 124-33-513-053, 124-33-513-056 through 124-33-513-083, 124-33-514-001 and 124-33-514-002.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 4

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

4. **VN-04-09 (38090) SUN CITY ALIANTE/HAWKINS** (Public Hearing). An application submitted by William and Cathy Hawkins, property owners, for a variance in an MPC R-1, Master Planned Community Single-Family Residential District to allow a three (3) foot six (6) inch side yard setback where five (5) feet is the minimum side yard setback required. The property is located at 7540 Chaffinch Street. The Assessor's Parcel Number is 124-17-716-036.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

5. **VN-05-09 (38091) SUN CITY ALIANTE/LUTHER JOHNSON** (Public Hearing). An application submitted by Luther Johnson, property owner, for a variance in an MPC R-1, Master Planned Community Single-Family Residential District to allow a three (3) foot six (6) inch side yard setback where five (5) feet is the minimum side yard setback required. The property is located at 7536 Chaffinch Street. The Assessor's Parcel Number is 124-17-716-037.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Shull

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

NAYS: None

ABSTAIN: None

6. **UN-113-06 (37981) REBEL AT CRAIG AND COMMERCE** (Public Hearing). An application submitted by Rebel Oil Company, Inc. on behalf of MILV II, LLC, property owner, for an extension of time for a previously approved special use permit in a C-2, General Commercial District to allow a convenience food store with gas pumps. The property is located at the northeast corner of Craig Road and Commerce Street. The Assessor's Parcel Number is 139-03-601-001.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

7. **T-1332 (38077) CRAIG & COMMERCE**. An application submitted by MILV II, LLC, property owner, for approval of a tentative map in a C-2, General Commercial District to allow a one (1) lot commercial subdivision. The property is located at the northeast corner of Craig Road and Commerce Street. The Assessor's Parcel Number is 139-03-601-001.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH
CONDITION NO. 12 AMENDED TO READ:

12. CONSTRUCTION OF HALF STREET IMPROVEMENTS ON COMMERCE STREET ARE REQUIRED FROM CRAIG ROAD TO THE WESTERN TRIBUTARY CHANNEL; AND, SHALL BE

COMPLETED WITHIN 180 DAYS OF THE ISSUANCE OF THE FIRST BUILDING PERMIT, OR AS OTHERWISE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS.

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

8. **UN-15-09 (38084) TERRIBLE'S SMOG CHECK** (Public Hearing). An application submitted by Terrible Herbst, Inc. on behalf of Asif Riffat Investment, LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow an automobile service facility (smog check). The property is located at the southwest corner of Craig Road and Commerce Street. The Assessor's Parcel Number is 139-03-311-012.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 5 AMENDED AND RENUMBERED TO CONDITION NO. 6 AND A NEW CONDITION NO. 5 ADDED TO READ:

5. THE SMOG CHECK FACILITY IS PERMITTED FOR ONE YEAR TO EXPIRE ON FEBRUARY 25, 2010.
6. RELOCATE THE SMOG CHECK FACILITY TO THE MIDDLE OF THE PARKING AREA ADJACENT TO COMMERCE STREET TO AVOID CONFLICTS WITH THE DRIVE ISLE ONTO COMMERCE STREET.

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

9. **VN-02-09 (38078) CHURCH MULTIPURPOSE BUILDING** (Public Hearing). An application submitted by Marcelino Gonzalez on behalf of Nevada-Utah Association of Seventh Day Adventists, property owner, for a variance in an R-E, Ranch Estates District to allow a 20-foot building setback where 50-feet is the minimum building setback required for a proposed church expansion. The property is located at 101 East Washburn Road. The Assessor's Parcel Number is 124-34-701-044.

ACTION: WITHDRAWN

10. **UN-14-09 (38079) CHURCH MULTIPURPOSE-EXISTING BLDG** (Public Hearing). An application submitted by Marcelino Gonzalez on behalf of Nevada-Utah Association of Seventh Day Adventists, property owner, for a special use permit in an R-E, Ranch Estates District to allow an expansion to an existing church. The property is located at 101 East Washburn Road. The Assessor's Parcel Number is 124-34-701-044.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 3

MOTION: Vice-Chairman Shull

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

11. **VAC-02-09 (38080) 413 E. GOWAN** (Public Hearing). An application submitted by Meldrum Family Trust, property owner, to vacate a portion of Goldfield Street between Gowan Road and Delhi Avenue. The Assessor's Parcel Number is 139-10-702-001.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 3; FORWARDED TO CITY COUNCIL 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

12. **UN-13-09 (38052) PROPOSED CARWASH** (Public Hearing). An application submitted by JPL Engineering, Inc. on behalf of Mary Bartsas 17, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile washing establishment. The property is located at 3260 Losee Road. The Assessor's Parcel Number is 139-11-404-001.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS LISTED IN MEMORANDUM DATED FEBRUARY 25, 2009 WITH THE DELETION OF CONDITION NO. 21

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. **UN-16-09 (38093) LIBERTY SALVAGE MATERIALS** (Public Hearing). An application submitted by Irma L. Huerta, property owner, for a special use permit in an M-2, General Industrial District to allow an expansion to an existing salvage center. The property is located at 130 West Owens Avenue. The Assessor's Parcel Number is 139-22-811-029.

ACTION: DENIED; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

MOTION: Commissioner Trivedi
SECOND: Vice-Chairman Shull
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, December 10, and January 14, 2008)**

ACTION: CONTINUED TO MARCH 25, 2009

MOTION: Commissioner Leavitt
SECOND: Vice-Chairman Shull
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

There was no report given.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 7:17 p.m.