

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

April 22, 2009

BRIEFING

5:35 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

Vice-Chairman Harry Shull

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 March 25, 2009.

ACTION: APPROVED

MOTION: Commissioner Brown

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **VAC-03-09 (38565) ELDORADO RCL NO. 23, TM NO. 23** (Public Hearing). An application submitted by Pardee Homes of Nevada, property owner, to vacate public utility, roadway, and access easements over former street alignments within an approved 156 lot single-family residential development. The property is located south of Ann Road and approximately 575 feet east of Roaring Surf Drive. The Assessor's Parcel Numbers are 124-33-595-002, 124-33-501-014, 124-33-501-015, 124-33-513-001 through 124-33-513-053, 124-33-513-056 through 124-33-513-080, 124-33-514-001, and 124-33-514-012.

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

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

2. **UN-23-09 (38539) LIVE AUCTION** (Public Hearing). An application submitted by American Memorabilia on behalf of VJMK Properties LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an auction house. The property is located at 2539 East Washburn Road. The Assessor's parcel Number is 124-36-312-025.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Brown

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: Trivedi

3. **UN-24-09 (38541) LOVE IS YOGA** (Public Hearing). An application submitted by Kieta on behalf of VJMK Properties LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an indoor athletic training facility (yoga classes). The property is located at 2539 East Washburn Road. The Assessor's Parcel Number is 124-36-312-025.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH
CONDITION NO. 2 AMENDED TO READ:

2. THAT THE OCCUPANCY OF THE FACILITY SHALL NOT EXCEED 32 PEOPLE INCLUDING STAFF, UNLESS A PARKING STUDY, AND A RECIPROCAL PARKING AGREEMENT, IF NECESSARY, ARE REVIEWED AND APPROVED BY THE TRAFFIC DIVISION. A COPY OF ANY/ALL APPROVED PARKING AGREEMENT(S) SHALL BE PROVIDED BY THE APPLICANT TO THE PLANNING & ZONING DEPARTMENT FOR PLACEMENT WITHIN THE APPROPRIATE FILE(S).

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

OLD BUSINESS

4. **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 and January 14, February 25 and March 25, 2009)**

ACTION: CONTINUED TO MAY 13, 2009

MOTION: Commissioner Trivedi
SECOND: Commissioner Cato
AYES: 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 6:12 p.m.

STANDARD CONDITIONS

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.
6. New street names must be submitted to the City of Las Vegas Central Fire Alarm Office and the U.S. Postal Service for review and approval prior to submittal of the conformed tentative map.
7. The North Las Vegas Traffic Engineer may require minor revisions to the interior streets prior to the approval of the tentative map or final map for the project.
8. A water network analysis must be submitted with the civil improvement plans.
9. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
10. The prospective homeowners shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm.
11. Measures to achieve a noise level reduction, outdoor to indoor, of 25 decibels must be incorporated into the design and construction.
12. All known soil conditions shall be shown on the civil improvements plans. Soil conditions that affect landscaping and wall construction may substantially alter the site plan and require submission of a revised site plan, which must be approved by the Development Services Director or her designee prior to approval of the civil improvement plans.