

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

May 13, 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**

Vice-Chairman Harry Shull

**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 April 8, 2009.

ACTION: APPROVED

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

- Approval of the minutes for the Planning Commission meeting of April 22, 2009.

ACTION: APPROVED

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

### **NEW BUSINESS**

1. **VN-06-09 (38563) BOLES STORAGE & PATIO COVER** (Public Hearing). An application submitted by Diane Boles, property owner, for a variance in an R-1, Single-Family Residential District to allow a two (2) foot rear yard building setback where 15 feet is the minimum rear yard building setback required; and to allow a two (2) foot side yard building setback where five (5) feet is the minimum side yard building setback required. The property is located at 512 Elizabeth Avenue. The Assessor's Parcel Number is 139-22-113-020.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

2. **UN-26-09 (38725) GRANNY'S GARDEN CHILD CARE** (Public Hearing). An

application submitted by Deborah Cox-Moore on behalf of Mark and Amber Crowe, property owners, for a special use permit in an R-1, Single-Family Residential District to allow a child care facility; group home. The property is located at 3818 Discovery Creek Avenue. The Assessor's Parcel Number is 124-30-710-027.

ACTION: WITHDRAWN

3. **UN-27-09 (38748) CHIPOTLE MEXICAN GRILL** (Public Hearing). An application submitted by Chipotle Mexican Grill, Inc. on behalf of Craig Losee Corner, LLC, property owner, for a special use permit in a C-2, General Commercial District to allow an "on-sale" establishment (full liquor on-sale). The property is located at 2546 East Craig Road, Suite 100. The Assessor's Parcel Number is 139-01-210-005.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

4. **VAC-14-07 (38676) SPEEDWAY INDUSTRIAL** (Public Hearing). An application submitted by Business Properties Group on behalf of Tropical Industrial Partners, property owner, for an amendment to the conditions of approval for the vacation of Castleberry Lane between Tropical Parkway and El Campo Grande. The Assessor's Parcel Number is 123-28-701-007.

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

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

5. **VN-08-07 (38628) SHADE** (Public Hearing). An application submitted by Blue Heron Properties on behalf of Goldfield Homes, LLC and Goldfield Centennial, LLC, property owners, for an extension of time for a previously approved variance in an R-3, Multi-Family Residential District to allow a ten (10) foot building setback where 20 feet is required for detached garages. The property is located at the southeast corner of Rome Boulevard and Goldfield Street. The Assessor's Parcel Numbers are 124-22-801-007 and 124-22-801-011.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

6. **SPR-18-07 (38630) SHADE**. An application submitted by Blue Heron Properties on behalf of Goldfield Homes, LLC and Goldfield Centennial, LLC, property owners, for an extension of time for a previously approved site plan review in an R-3, Multi-Family Residential District consisting of a 379-unit condominium development. The property is located at the southeast corner of Rome Boulevard and Goldfield Street. The Assessor's Parcel Numbers are 124-22-801-007 and 124-22-801-011.

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

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

7. **T-1286 (38692) SHADE**. An application submitted by Blue Heron Properties on behalf of Goldfield Homes, LLC and Goldfield Centennial, LLC, property owners, for an extension of time for a previously approved tentative map in an R-3, Multi-Family Residential District consisting of a 379-unit condominium development. The property is located at the southeast corner of Rome Boulevard and Goldfield Street. The Assessor's Parcel Numbers are 124-22-801-007 and 124-22-801-011.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

SECOND: Commissioner Leavitt

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

8. **UN-15-07 (38629) SHADE** (Public Hearing). An application submitted by Blue Heron Properties on behalf of Goldfield Homes, LLC and Goldfield Centennial, LLC, property owners, for an extension of time for a previously approved special use permit in an R-3, Multi-Family Residential District to allow 40 foot high buildings where 35 feet is the maximum height allowed. The property is located at the southeast corner of Rome Boulevard and Goldfield Street. The Assessor's Parcel Numbers are 124-22-801-007 and 124-22-801-011.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

9. **VAC-05-09 (38736) VINCENT L. TRIGGS E.S.** (Public Hearing). An application submitted by the Clark County School District, property owner, to vacate a roadway easement for a proposed elementary school. The property is located south of Virage Park Drive and approximately 700 feet east of Aviary Way. The Assessor's Parcel Number is 124-18-610-001.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

10. **VN-07-09 (38737) VINCENT L. TRIGGS E.S.** (Public Hearing). An application submitted by the Clark County School District, property owner, for a variance in an PSP- MPC, Public/Semi-Public Master Planned Community District to allow a 14.8 foot high wall (8.8 foot high retaining wall and 6 foot high screen wall) where a 12 foot high wall is the maximum height allowed. The property is located at the southeast corner of Aviary Way and Virage Park Drive. The Assessor's Parcel Number is 124-18-610-001.

ACTION: WITHDRAWN

11. **ZN-97-05 (38731) COMMERCIAL LOFTS** (Public Hearing). An application submitted by Commercial Lofts, LLC, property owner, for an amendment to a previously approved PUD, Planned Unit Development District to modify parking lot landscaping. The property is located at 3355 Clayton Street. The Assessor's Parcel Numbers are 139-08-811-001 through 139-08-811-044.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 3.B AMENDED TO READ:

- 3.B. ANY AREA OF A PARKING LOT WHICH ABUTS A PUBLIC STREET SHALL BE SCREENED BY A 3.5 FOOT LANDSCAPE HEDGE AND WROUGHT IRON FENCE WITH A MINIMUM 80 PERCENT OPAQUE WIRE MESH IN LIEU OF SCREENING VIA 3.5 FOOT DECORATIVE WALL OR A 3.5 FOOT LANDSCAPED BERM. THE 3.5 FOOT LANDSCAPED HEDGE SHALL BE A PLANT SPECIES THAT WILL REMAIN GREEN YEAR ROUND AND REACH A MINIMUM HEIGHT OF 3.5 FEET WITHIN TWO (2) YEARS OF THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR BUILDING "C" OF THE DEVELOPMENT.

FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

12. **SPA-01-09 (38634) POPPA'S BAR.** An application submitted by Bill Weiler on behalf of Weiler B. Under Trust Agreement, property owner, for an administrative appeal of the Planning and Zoning Department's interpretation that an approved drainage facility must prevent vehicular and pedestrian access between an existing Restricted Gaming Liquor location and a proposed Restricted Gaming Liquor location. The property is located at 2750 East Craig Road. The Assessor's Parcel Number is 139-01-201-015.

ACTION: APPROVED

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

13. **T-1288 (38733) NORTHGATE PHASE I.** An application submitted by Darrin Pappa on behalf of Diamond Lamb LLC, property owner, for approval of an extension of time for a previously approved tentative map in an MUD MX-3, Mixed Use Development Regional Center Mixed Use for a one (1) lot mixed-use subdivision. The property is located at the northeast corner of Ann Road and Lamb Boulevard. The Assessor's Parcel Numbers are 123-29-301-002 and 123-29-301-003, 123-29-401-004 through 123-29-401-007, 123-29-401-012, 123-29-401-013 and 123-29-401-015.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

AYES: 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 and January 14, February 25, March 25 and April 22, 2009)**

ACTION: CONTINUED TO MAY 27, 2009

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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 7:10 p.m.