

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

May 27, 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**

Commissioner Dean Leavitt

**VERIFICATION**

Melissa Krause-Gradney, Recording Secretary

**PLEDGE OF ALLEGIANCE**

Commissioner Jay Aston

**PUBLIC FORUM**

There was no public participation.

**NEW BUSINESS**

1. **UN-28-09 (38833) MONUMENT COLLISION** (Public Hearing). An application submitted by Willie Kimmons on behalf of SN Investment Properties, 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 2710 Losee Road, Suite 1. The Assessor's Parcel Number is 139-14-302-003.

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

**MOTION:** Commissioner Brown

**SECOND:** Commissioner Aston

**AYES:** Commissioners Leavitt, Aston, Brown, Cato and Trivedi

**NAYS:** None

**ABSTAIN:** None

2. **ZN-01-09 (38842) DOTTY'S #46 AT LAKE MEAD** (Public Hearing). An application submitted by Dotty's on behalf of Corner Shopping Center Inc., property owner, for reclassification of property from an R-A/CR, Redevelopment Area/Commercial Retail Subdistrict to a PUD, Planned Unit Development District consisting of a non-restricted gaming establishment. The property is located at the southeast corner of Lake Mead Boulevard and Civic Center Drive. The Assessor's Parcel Numbers are 139-24-310-001 and 139-24-310-002.

**ACTION:** APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NOS. 1, 5, 7, AND 11 AMENDED TO READ:

1. EXCEPT FOR THE WAIVERS GRANTED TO ACCOMPLISH THE SITE AND BUILDING DESIGN AS DEPICTED IN THE ACCOMPANYING PLANS AND EXHIBITS, OR UNLESS OTHERWISE APPROVED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
5. PRIOR TO ANY EXPANSION OF THE NON-RESTRICTED GAMING USE INTO THE ADJOINING SUITE(S), ADDITIONAL PARKING TO COMPLY WITH THE PARKING REQUIREMENTS SHALL BE PROVIDED. HOWEVER, PARKING MAY BE REDUCED OR PROVIDED ON NEIGHBORING PARCELS AS PROVIDED WITHIN THE ZONING ORDINANCE. A COPY OF ANY/ALL APPROVED PARKING AGREEMENT(S) SHALL ALSO BE PROVIDED BY THE APPLICANT TO THE PLANNING & ZONING DEPARTMENT FOR PLACEMENT WITHIN THE APPROPRIATE FILES.

7. THE PARKING AREA SHALL MAINTAIN A MINIMUM SETBACK AS DEPICTED WITHIN THE SUBMITTED SITE PLAN ALONG LAKE MEAD BOULEVARD.
  
11. THE FINAL DEVELOPMENT PLAN SHALL BE ACCOMPANIED BY AN EXHIBIT THAT PROVIDES DETAILS OF THE LANDSCAPING, DIMENSIONS, BOUNDARIES AND CALCULATED SQUARE FOOTAGE.

FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

3. **UN-30-09 (38843) NEVADA RECYCLING** (Public Hearing). An application submitted by Paper Recycling of Nevada, Inc. on behalf of Prologis NA3, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a salvage center. The property is located at 4420 Mitchell Street. The Assessor's Parcel Number is 140-06-210-005.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 2 IN ITS ENTIRETY

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

4. **UN-44-06 (38844) ALEXANDER & MLK** (Public Hearing). An application submitted by Ghassan Shamoun on behalf of Ghassan Shamoun and Zuhair Zora, property owners, for an extension of time for a previously approved special use permit in a PUD, Planned Unit Development District to allow a convenience food store with gas pumps. The property is located at the northwest corner of Martin Luther King Boulevard and Alexander Road. The Assessor's Parcel Number is 139-04-410-011.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

5. **SPR-06-09 (38839) CRAIG BERG BUSINESS CENTER.** An application submitted by Morgan Family Trust Limited Partnership, property owner, for a site plan review in an M-2, General Industrial District to allow waivers from the Industrial Development Standards for a proposed industrial/commercial development. The property is located at the southeast corner of Craig Road and Berg Street. The Assessor's Parcel Number is 139-01-302-004.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH  
CONDITION NO. 21 AMENDED TO READ:

21. ALL OFFSITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO  
FINAL INSPECTION OF THE FIRST BUILDING, OR AS  
OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

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

6. **UN-29-09 (38838) CRAIG BERG BUSINESS CENTER (Public Hearing).** An application submitted by Morgan Investments Family Limited Partnership, property owner, for a special use permit in an M-2, General Industrial District to allow a convenience food restaurant. The property is located at the southeast corner of Craig Road and Berg Street. The Assessor's Parcel Number is 139-01-302-004.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

7. **ZOA-01-09 (38846) CNLV LANDSCAPE ORDINANCE (Public Hearing).** An application submitted by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), Sections 17.12.020, 17.24.100 and 17.24.210 to amend the landscape requirements regarding the use of turf and drought tolerant plant materials and to provide for other matters properly related thereto.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL  
CONSIDERATION

MOTION: Commissioner Brown

SECOND: Commissioner Cato  
AYES: Commissioners Leavitt, Aston, Brown, Cato and Trivedi  
NAYS: None  
ABSTAIN: None

8. **SPR-15-07 (38745) DEER SPRINGS N 5<sup>TH</sup> PROJECT.** An application submitted by Camden Development, Inc., on behalf of Camden Operating LP, property owner, for an extension of time for a previously approved site plan review in an R-4, High Density Residential District consisting of 214 multi-family units. The property is located at the northwest corner of Deer Springs Way and North 5<sup>th</sup> Street. The Assessor's Parcel Number is 124-22-601-005.

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

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

9. **SPR-16-07 (38746) DEER SPRINGS GOLDFIELD PROJECT.** An application submitted by Camden Development, Inc., on behalf of Camden Operating LP, property owner, for an extension of time for a previously approved site plan review in an R-3, Multi-Family Residential District consisting of 214 multi-family units. The property is located at the southeast corner of Deer Springs Way and Goldfield Street. The Assessor's Parcel Number is 124-22-701-011.

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

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

**OLD BUSINESS**

10. **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, and May 13, 2009)**

ACTION: CONTINUED TO JUNE 24, 2009

MOTION: Commissioner Brown

SECOND: Commissioner Cato

AYES: Commissioners Leavitt, Aston, Brown, Cato and Trivedi

NAYS: None

ABSTAIN: None

### **PUBLIC FORUM**

**Abner Thompson of Monument Collision** thanked the Commissioners for their votes since he was not present at the time the votes were cast.

### **DIRECTOR'S BUSINESS**

Planning and Zoning Director, Frank Fiori, informed the Commission that American Institute of Architects has not been scheduled to give their presentation on the "Blueprint for Nevada" to City Council but that he is working on finding them a date.

### **CHAIRMAN'S BUSINESS**

There was no report given.

### **ADJOURNMENT**

The meeting adjourned at 6:45 p.m.