

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

June 24, 2009

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

BRIEFING

5:38 P.M., Conference Room, North Las Vegas City Hall, 2200 Civic Center Drive

CALL TO ORDER

6:02 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

Vice-Chairman Harry Shull

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of the minutes for the Planning Commission meeting of May 13, 2009.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN:___None

- Approval of the minutes for the Planning Commission meeting of May 27, 2009.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN:___None

NEW BUSINESS

1. **ZN-02-09 (38930) JN NTH FIFTH PROJECT** (Public Hearing). An application submitted by Jerry's Nugget Inc., property owner, for reclassification of property from an R-A/CR, Redevelopment Area/Commercial Retail Subdistrict to an R-A/CHE, Redevelopment Area/Casino/Hotel/Entertainment Subdistrict. The properties are located south of Williams Avenue approximately 163 feet west of Las Vegas Boulevard. The Assessor's Parcel Numbers are 139-23-310-034, 139-23-310-035 and 139-23-310-036. **(Moved from June 10, 2009 meeting due to lack of a quorum)**

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Cato

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

NAYS: None
ABSTAIN:___None

2. **ZOA-02-09 (38961) CNLV - LIQUOR USES** (Public Hearing). An application submitted by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), Section 17.24.105.C. to amend proximity distance requirements for "Off-Sale" liquor uses and other matters properly related thereto. **(Moved from June 10, 2009 meeting due to lack of a quorum)**

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

3. **ZOA-03-09 (38962) CNLV - PAWNSHOPS & AUTO TITLE LOANS** (Public Hearing). An application submitted by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), Section 17.24.020.C. (Pawnshops) and (Auto Title Loans) to amend proximity distance requirements and other matters properly related thereto. **(Moved from June 10, 2009 meeting due to lack of a quorum)**

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

4. **SPR-07-09 (38928) UNIVERSAL URETHANE INC.** An application submitted by T. Scott Evans on behalf of James Hildreth, property owner, for a site plan review in an M-2, General Industrial District to allow a metal building. The property is located at 4201 East Lone Mountain Road. The Assessor's Parcel Number is 140-06-510-018. **(Moved from June 10, 2009 meeting due to lack of a quorum)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

5. **SPR-08-09 (38935) WEBSITE BUSINESS PARK.** An application submitted by Passco Companies Development on behalf of PCDC Development Fund 2006 LLC, property owner, for a site plan review in an M-2, General Industrial District to allow an industrial development consisting of approximately 270,450 square feet. The property is located at the northeast corner of Beesley Drive and Tropical Parkway. The Assessor's Parcel Numbers are 123-27-201-025 and 123-27-201-026. **(Moved from June 10, 2009 meeting due to lack of a quorum)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

6. **T-1334 (38936) PASSCO INDUSTRIAL DEVELOPMENT.** An application submitted by Passco Companies Development on behalf of PCDC Development Fund 2006 LLC, property owner, for an 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 northeast corner of Beesley Drive and Tropical Parkway. The Assessor's Parcel Numbers are 123-27-201-025 and 123-27-201-026. **(Moved from June 10, 2009 meeting due to lack of a quorum)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

7. **VAC-04-09 (39012) VACATION OF TONOPAH TO J. NUGGET, INC.** (Public

Hearing). An application submitted by Jerry's Nugget Inc., property owner, to vacate a portion of Tonopah Street between North Fifth Street and Las Vegas Boulevard. The Assessor's Parcel Number is 139-23-302-001.

ACTION: CONTINUED TO JULY 22, 2009

MOTION: Commissioner Trivedi

SECOND: Vice-Chairman Shull

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

NAYS: None

ABSTAIN:___None

8. **UN-31-09 (38971) DRAEGER SAFETY DIAGNOSTIC, INC.** (Public Hearing). An application submitted by Draeger Safety Diagnostic, Inc. on behalf of The Leibsohn Family Trust, property owner, for a special use permit in an M-2, General Industrial District to allow an auto service facility. The property is located at 3433 Losee Road, Suite 8. The Assessor's Parcel Number is 139-11-701-006.

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

9. **UN-33-09 (39013) GROUND SET** (Public Hearing). An application submitted by David Douglas on behalf of 3853, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an auto service facility and retail store. The property is located at 3853 East Craig Road. The Assessor's Parcel Number is 140-06-210-032.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

10. **UN-34-09 (39022) FREHNER FUEL TANKS** (Public Hearing). An application submitted by Frehner Construction Company on behalf of JRTL, LTD., property owner, for a special use permit in an M-2, General Industrial District to allow the storage of hazardous materials (27,500 gallons of diesel fuel in two (2) above ground storage tanks). The property is located at 3101 East Craig Road. The Assessor's Parcel Numbers are 139-01-304-004 and 139-01-702-004.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

11. **UN-89-08 (39041) RUBY DUNCAN ELEMENTARY SCHOOL** (Public Hearing). An application submitted by Clark County School District, property owner, for an amendment to a previously approved special use permit in a PSP, Public/Semi-Public District to amend a condition requiring a meandering sidewalk. The property is located at the northeast corner of Commerce Street and Rome Boulevard. The Assessor's Parcel Number is 124-22-701-001.

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

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

12. **ZOA-05-09 (39090) TITLE 17, RANCH ESTATES PRESERVATION OVERLAY**

DISTRICT (Public Hearing). An application submitted by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), adding a new section 17.20.205, creating an R-E, Ranch Estates Preservation Overlay District; providing guidelines for development with the district; and to provide for other matters properly related thereto.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN:___None

OLD BUSINESS

13. **AMP-08-08 (35792) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Master Plan of Streets and Highways to increase Severence Lane between Losee Road and Statz Street from a 60-foot right-of-way to an 80-foot right-of-way. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008 and March 11, 2009)**

ACTION: CONTINUED TO THE NOVEMBER 2009 MEETING, DATE TO BE DETERMINED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Shull

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

NAYS: None

ABSTAIN:___None

14. **VAC-07-08 (35796) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, to vacate Elkhorn Road between Losee Road and Statz Street; and to vacate Berg Street between Severence Lane and Elkhorn Road. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. **(Continued July 9, August 13, and December 10,**

2008 and March 11, 2009)

ACTION: CONTINUED TO THE NOVEMBER 2009 MEETING, DATE TO BE DETERMINED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Shull

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

NAYS: None

ABSTAIN:___None

15. **AMP-07-08 (35791) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Mixed-Use Neighborhood to Resort Commercial. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008 and March 11, 2009)**

ACTION: CONTINUED TO THE NOVEMBER 2009 MEETING, DATE TO BE DETERMINED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Shull

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

NAYS: None

ABSTAIN:___None

16. **ZN-20-08 (35795) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a reclassification of property from an R-E, Ranch Estates District to a PUD, Planned Unit Development District consisting of a casino/hotel. This property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008 and March 11, 2009)**

ACTION: CONTINUED TO THE NOVEMBER 2009 MEETING, DATE TO BE DETERMINED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Shull

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

NAYS: None

ABSTAIN:___None

17. **GED-03-08 (35793) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a petition to establish a Gaming Enterprise District. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008 and March 11, 2009)**

ACTION: CONTINUED TO THE NOVEMBER 2009 MEETING, DATE TO BE DETERMINED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Shull

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

NAYS: None

ABSTAIN:___None

18. **UN-64-08 (35794) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a special use permit in an R-E, Ranch Estates District (proposed PUD, Planned Unit Development District) to allow a casino/hotel. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008 and March 11, 2009)**

ACTION: CONTINUED TO THE NOVEMBER 2009 MEETING, DATE TO BE DETERMINED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Shull

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

NAYS: None

ABSTAIN:___None

19. **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, May 13 and 27, 2009)**

ACTION: CONTINUED INDEFINITELY

MOTION: Commissioner Brown

SECOND: Commissioner Leavitt

AYES: Chairman Carvalho, Vice-Chairman Shull, Commissioners Leavitt, 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 6:32 p.m.