

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

July 22, 2009

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 Dean Leavitt

VERIFICATION

Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Dilip Trivedi

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of the minutes for the Planning Commission meeting of June 24, 2009.

ACTION: APPROVED

MOTION: Vice-Chairman Brown

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **VN-09-09 (39155) TASCHNER SHEDS** (Public Hearing). An application submitted by Ronald and Rita Taschner, property owners, for a variance in an R-1, Single-Family Residential District to allow a zero (0) rear yard building setback and side yard building setback where three (3) feet is the minimum building setback required for two (2) existing accessory structures. The variance is also to allow a one (1) foot and a three (3) foot separation from the principle structure where a five (5) foot separation is the minimum required. The property is located at 4627 Imperial Beach Street. The Assessor's Parcel Number is 139-07-115-085.

ACTION: DENIED

MOTION: Vice-Chairman Brown

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

2. **UN-40-09 (39205) NV-LSV 643 CLEAR WIRELESS** (Public Hearing). An application submitted by Clear Wireless LLC on behalf of Glen Anderson, property owner, for a special use permit in an M-2, General Industrial District to allow a 100-foot telecommunications tower to be located approximately 122 feet from an existing telecommunications tower where a 750 foot separation is required. The property is located at 2604 Losee Road. The Assessor's Parcel Number is 139-15-802-009.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Shull

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

3. **UN-39-09 (39179) PECOS MART AND DELI U-HAUL RENTAL** (Public Hearing). An application submitted by Lane Holmes on behalf of Stop N Shop 2 Land, LLC, property owner, for a special use permit in a C-2, General Commercial District to allow rental vehicles (U-Haul). The property is located at 3025 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-506-004.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;
FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL
CONSIDERATION

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

4. **UN-41-09 (39217) PECOS MART AND DELI SMOG STATION** (Public Hearing). An application submitted by Lane Holmes on behalf of Stop N Shop 2 Land, LLC, property owner, for a special use permit in a C-2, General Commercial District to allow an automobile service facility (smog station). The property is located at 3025 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-506-004.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;
FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL
CONSIDERATION

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

5. **FDP-01-09 (39215) DOTTY'S #46 AT LAKE MEAD.** An application submitted by Dotty's on behalf of Corner Shopping Center Inc., property owner, for a final development plan review in an R-A/CR, Redevelopment Area/Commercial Retail Subdistrict (Proposed PUD, Planned Unit Development District) consisting of a 3,500 square foot non-restricted gaming establishment and 2,930 square feet of retail and office space. 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;
FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL
CONSIDERATION

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

6. **SPR-10-09 (39213) COLEMAN AIRPARK II/III.** An application submitted by Coleman Airpark II, LLC and Coleman Airpark III, LLC, property owners, for a site plan review in an M-1, Business Park Industrial District to allow approximately 687,000 square feet or 638,000 square feet of office/warehouse space. The property is located at the northeast corner of Evans Avenue and Coleman Street. The Assessor's Parcel Number is 139-17-611-001.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NOS. 3 AND 4

MOTION: Vice-Chairman Brown

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

OLD BUSINESS

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. **(Continued June 24, 2009)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 5; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Vice-Chairman Brown

SECOND: Commissioner Cato

AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Shull, Aston, 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 7:00 p.m.