

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

August 26, 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

6:03 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 Jo Cato

PUBLIC FORUM

There was no public participation.

PRESENTATION

Presentation of plaques to outgoing Commissioners Harry Shull and Angelo Carvalho for their years of service on the Planning Commission. **(Continued to September 9, 2009)**

MINUTES

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

ACTION: APPROVED

MOTION: Commissioner Trivedi

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **VN-16-09 (39486) AAEQ RECYCLING CENTER** (Public Hearing). An application submitted by AAEQ Manufacturers and Recyclers on behalf of BBMR Investment, L.L.C., property owner, for a variance in an M-2, General Industrial District to allow a 16 foot high screen wall where 12 feet is the maximum height allowed. The property is located at 2580 North Commerce Street. The Assessor's Parcel Numbers are 139-15-701-003 and 139-15-801-001.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

2. **UN-76-08 (39485) AAEQ RECYCLING CENTER** (Public Hearing). An application submitted by the AAEQ Manufacturers and Recyclers on behalf of BBMR Investment, L.L.C., property owner, to amend a previously approved special use permit in an M-2, General Industrial District to allow a salvage center. The property is located at 2580 North Commerce Street. The Assessor's Parcel Numbers are 139-15-701-003 and 139-15-801-001.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIIONS

MOTION: Commissioner Aston

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

3. **SPR-11-09 (39416) SLOAN & STEPHEN**. An application submitted by Williams Lill Holdings L.P., property owner, for a site plan review in an M-2, General Industrial District for a waiver from the Industrial Development Design Standards to allow a ten (10) foot perimeter landscape area along Stephen Avenue where 20 feet is the minimum required for a proposed trucking facility. The property is located at the northeast corner of Sloan Lane and Stephen Avenue. The Assessor's Parcel Number is 123-34-101-002.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

4. **WAV-06-09 (39419) SLOAN & STEPHEN**. An application submitted by Williams Lill Holdings L.P., property owner, for a waiver in an M-2, General Industrial District to waive the sidewalk required by Title 16 along Stephen Avenue. The property is located at the northeast corner of Sloan Lane and Stephen Avenue. The Assessor's Parcel Number is 123-34-101-002.

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

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

5. **ZOA-06-09 (39384) CNLV APEX OVERLAY DISTRICT** (Public Hearing). An application submitted by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), adding a new Section 17.20.240 creating an I-A (Industrial Apex) Overlay District; providing development standards and design guidelines for development within the district; and providing for other matters properly related thereto.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

6. **SPR-26-08 (39418) DECATUR DESERT PLAZA.** An application submitted by Decatur Desert Plaza, LLC, property owner, for an amendment to a previously approved site plan review in a C-1, Neighborhood Commercial District to remove and modify existing conditions of approval. The property is located on the northeast corner of Lone Mountain Road and Decatur Boulevard. The Assessor's Parcel Number is 124-31-401-003.

ACTION: CONTINUED TO SEPTEMBER 9, 2009

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

OLD BUSINESS

7. **VN-10-09 (39289) LA MADRE/LAWRENCE** (Public Hearing). An application submitted by Richmond American Homes Nevada, Inc., property owner, for a variance in an R-1, Single-Family Residential District to allow a five (5) foot corner side yard setback where a ten (10) foot corner side yard setback is the minimum required. The property is located at 4916 Sevier Desert Street. The Assessor's Parcel Number is 124-35-812-080. **(Continued August 12, 2009)**

ACTION: DENIED

MOTION: Commissioner Trivedi

SECOND: Commissioner Perkins

AYES: Vice-Chairman Brown, Commissioners Trivedi, Perkins, and DePhillips

NAYS: Chairman Leavitt, Commissioners Aston and Cato

ABSTAIN: None

8. **VN-11-09 (39291) LA MADRE/LAWRENCE** (Public Hearing). An application submitted by Richmond American Homes Nevada, Inc., property owner, for a variance in an R-1, Single-Family Residential District to allow a five (5) foot corner side yard setback where a ten (10) foot corner side yard setback is the minimum required. The property is located at 4932 Sevier Desert Street. The Assessor's Parcel Number is 124-35-812-076. **(Continued August 12, 2009)**

ACTION: DENIED

MOTION: Commissioner Trivedi

SECOND: Commissioner Perkins

AYES: Vice-Chairman Brown, Commissioners Trivedi, Perkins, and DePhillips

NAYS: Chairman Leavitt, Commissioners Aston and Cato

ABSTAIN: None

9. **VN-12-09 (39293) LA MADRE/LAWRENCE** (Public Hearing). An application submitted by Richmond American Homes Nevada, Inc., property owner, for a variance in an R-1, Single-Family Residential District to allow an eight (8) foot corner side yard setback where a ten (10) foot corner side yard setback is the minimum required. The property is located at 1804 Magdalena Ridge Avenue. The Assessor's Parcel Number is 124-35-812-046. **(Continued August 12, 2009)**

ACTION: DENIED

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

10. **VN-13-09 (39292) LA MADRE/LAWRENCE** (Public Hearing). An application submitted by Richmond American Homes Nevada, Inc., property owner, for a variance in an R-1, Single-Family Residential District to allow a six (6) foot corner side yard setback where a ten (10) foot corner side yard setback is the minimum required. The property is located at 4828 Sevier Desert Street. The Assessor's Parcel Number is 124-35-812-056. **(Continued August 12, 2009)**

ACTION: DENIED

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

11. **VN-14-09 (39294) LA MADRE/LAWRENCE** (Public Hearing). An application submitted by Richmond American Homes Nevada, Inc., property owner, for a variance in an R-1, Single-Family Residential District to allow an eight (8) foot corner side yard setback where a ten (10) foot corner side yard setback is the minimum required. The property is located at 4940 Sevier Desert Street. The Assessor's Parcel Number is 124-35-812-075. **(Continued August 12, 2009)**

ACTION: DENIED

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

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Frank Fiori, Planning and Zoning Director explained the City was looking at cost savings of having the Planning Commission meetings held once a month and asked for input from the Commissioners.

The Commission agreed, if the meetings were held once a month, the cost savings was minimal and would inconvenience the residents and development community; therefore, it was unanimously recommended that the Planning Commission meetings continue to be held two times per month.

CHAIRMAN'S BUSINESS

Commissioner Dilip Trivedi asked that in the rewrite of Title 17, green measures be added.

Director Fiori explained green measures were being incorporated into Title 17 and City Council had recently adopted a program called "Green LV" in which the City would be looking at green programs and the City was also involved in the "Green Chips Initiative."

Vice-Chairman Steve Brown thanked Staff for the work done in preparation for meetings and always being available to answer Commissioners' questions.

ADJOURNMENT

The meeting adjourned at 8:42 p.m.