

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

September 9, 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

6:02 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 Laura Perkins

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 August 26, 2009)**

ACTION: Outgoing Commissioners Harry Shull and Angelo Carvalho were presented with plaques.

MINUTES

- Approval of the minutes for the Planning Commission meeting of August 12, 2009.

ACTION: APPROVED

MOTION: Commissioner Aston

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **UN-49-09 (39539) TRIGGS ELEMENTARY SCHOOL** (Public Hearing). An application submitted by the Clark County School District on behalf of the School Board of Trustees, property owner, for a special use permit in an MPC PSP, Master Planned Community Public/Semi-Public District to allow a school. The property is located at the northeast corner of Rome Boulevard and Solferino Street. The Assessor's Parcel Number is 124-19-301-003.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH THE DELETION OF CONDITION NO. 15 AND CONDITION NOS. 2.A, 3, 7, AND 12 AMENDED AND THE ADDITION OF CONDITION NO. 2.D AS FOLLOWS:

- 2.A LANDSCAPED AREAS AT LEAST TWENTY FEET (20') IN WIDTH SHALL BE PROVIDED FROM THE PROPERTY LINE ADJACENT TO ROME BOULEVARD.

- 2.D. LANDSCAPE DIAMONDS SHALL BE PROVIDED AS SHOWN ON THE SITE PLAN.
3. THE EXISTING PATENT EASEMENT AND RIGHT-OF-WAY GRANTS FOR PORTIONS OF ROME BOULEVARD, SOLFERINO STREET, STELLAR JAY WAY, AND INCA DOVE STREET MUST BE VACATED AND/OR ABANDONED PRIOR TO SCHOOL OPENING.
7. DEDICATION OF ALL PORTIONS OWNED BY CLARK COUNTY SCHOOL DISTRICT AND CONSTRUCTION OF THE FOLLOWING STREETS AND/OR HALF STREETS IS REQUIRED PER THE MASTER PLAN OF STREETS AND HIGHWAYS AND CITY OF NORTH LAS VEGAS MUNICIPAL CODE SECTION 16.24.100.B:
 - A. ROME BOULEVARD
 - B. SOLFERINO STREET
 - C. STELLAR JAY WAY
 - D. INCA DOVE STREET
12. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO THE SCHOOL OPENING.

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

2. **UN-48-09 (39530) WINGSTOP RESTAURANTS, INC.** (Public Hearing). An application submitted by Wingstop Restaurant Inc. on behalf of Craig and Simmons Retail, LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow an "on-sale" establishment (beer-wine-spirit-based products). The property is located at 2777 West Craig Road. The Assessor's Parcel Number is 139-05-713-003.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

3. **VN-17-09 (39546) CAREY MART** (Public Hearing). An application submitted by Carey Mart on behalf of Medhat Armanious, property owner, for a variance in a C-1, Neighborhood Commercial District to allow a zero (0) setback where ten (10) feet is the minimum setback required for a proposed freestanding sign. The property is located at 1504 West Carey Avenue. The Assessor's Parcel Number is 139-16-410-330.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

4. **UN-50-09 (39547) CAREY MART** (Public Hearing). An application submitted by Carey Mart on behalf of Medhat Armanious, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a 27 foot high freestanding sign. The property is located at 1504 West Carey Avenue. The Assessor's Parcel Number is 139-16-410-330.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH
CONDITION NO. 4 AMENDED TO READ:

4. THE HEIGHT OF THE SIGN SHALL NOT EXCEED 22 FEET.

MOTION: Commissioner Aston

SECOND: Vice-Chairman Brown

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

NAYS: Commissioner Perkins

ABSTAIN: None

5. **ZN-03-09 (39473) NORTH LAS VEGAS OPHTHALMOLOGY SURGICAL CLINIC AND CENTER** (Public Hearing). An application submitted by the North Las Vegas Lions Club on behalf of LODGE LIONS #6370 NLV, property owner, for a reclassification of property from an R-1, Single-Family Residential District to a C-2, General Commercial District. The property is located at 2934 Van Der Meer Street. The Assessor's Parcel Number is 139-13-602-002.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL
CONSIDERATION

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

6. **UN-47-09 (39487) GOWAN & MLK** (Public Hearing). An application submitted by AT&T Mobility on behalf of Foster Day, Inc., property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow an 80 foot telecommunication tower and facility. The property is located at 2415 North Martin L. King Boulevard. The Assessor's Parcel Number is 139-16-410-329.

ACTION: CONTINUED TO SEPTEMBER 23, 2009

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

7. **FDP-02-09 (39522) DIAMANTE EAST**. An application submitted by Taney Engineering on behalf of Lo Land Assets, LP, property owner, for a final development plan review in a PUD, Planned Unit Development District consisting of 111 single-family dwellings. The property is located at the northeast corner of Scott Robinson Boulevard and Cheyenne Avenue. The Assessor's Parcel Numbers are 139-09-417-001 through 139-09-417-111, 139-09-417-117 and 139-09-417-122.

ACTION: CONTINUED TO SEPTEMBER 23, 2009

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

8. **SPR-13-09 (39524) PAVER EXHIBIT & FLAG POLE.** An application submitted by Las Vegas Paving Corporation on behalf of LVPC SY, LLC, property owner, for a site plan review in an M-2, General Industrial District for a waiver of the freestanding sign requirements to allow a 440 square foot monument sign. The property is located at 3401 North Fifth Street. The Assessor's Parcel Number is 139-10-704-004.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Brown

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

OLD BUSINESS

9. **UN-44-09 (39359) CHECKERS** (Public Hearing). An application submitted by Food in the Fast Lane LLC, on behalf of Maligaya Asian Center, LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a convenience food restaurant. The property is located north of Craig Road and approximately 500 feet east of Decatur Boulevard. The Assessor's Parcel Number is 139-06-215-024. **(Continued August 12, 2009)**

ACTION: CONTINUED TO OCTOBER 14, 2009

MOTION: Vice-Chairman Brown

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

10. **T-1335 (39314) DECATUR DESERT PLAZA.** An application submitted by Decatur Desert Plaza, LLC, property owner, for approval of a tentative map in a C-1, Neighborhood Commercial District to allow a one (1) lot commercial subdivision. The property is located at the northeast corner of Lone Mountain Road and Decatur Boulevard. The Assessor's Parcel Number is 124-31-401-003. **(Continued August 12, 2009)**

ACTION: CONTINUED TO SEPTEMBER 23, 2009

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

11. **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. **(Continued August 26, 2009)**

ACTION: CONTINUED TO SEPTEMBER 23, 2009

MOTION: Commissioner Aston
SECOND: Commissioner Perkins
AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Aston, Trivedi,
Perkins, and DePhillips
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 6:53 p.m.