

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

September 23, 2009

BRIEFING

5:42 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

Vice-Chairman Steve Brown

VERIFICATION

Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Joseph DePhillips

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of the minutes for the Planning Commission meeting of August 26, 2009.

ACTION: APPROVED

MOTION: Commissioner Trivedi

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **UN-51-09 (39602) CONVERSION** (Public Hearing). An application submitted by Cambridge Place, LLC, property owner, for a special use permit in an R-1, Single-Family Residential District to allow a garage conversion. The property is located at 2732 Berg Street. The Assessor's Parcel Number is 139-13-311-039.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Trivedi

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

2. **UN-53-09 (39630) DORRELL COMM. SITE** (Public Hearing). An application submitted by Turn-Key Telecom, LLC on behalf of LAACO LTD, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a multiple tower facility consisting of two (2) 100 foot telecommunication towers; and modification to the setback distance requirement to residential zoned property to allow a 16' 8" and 32' 8" setback from the north and south tower where a 200 foot setback is required. The property is located at the northwest corner of Dorrell Lane and Commerce Street. The Assessor's Parcel Number is 124-22-101-014.

ACTION: CONTINUED TO OCTOBER 28, 2009

MOTION: Commissioner Trivedi

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

3. **AMP-01-09 (39599) COMMERCE SENIOR APARTMENTS** (Public Hearing). An application submitted by Great American Capital on behalf of Commerce 770 LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Single-Family Medium (up to 13 du/ac) to Multi-Family (up to 25 du/ac). The property is located west of Commerce Street and approximately 300 feet north of Centennial Parkway. The Assessor's Parcel Number is 124-22-401-011.

ACTION: CONTINUED TO NOVEMBER 24, 2009

MOTION: Commissioner Perkins

SECOND: Commissioner Trivedi

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

NAYS: None
ABSTAIN: None

4. **ZN-04-09 (39598) COMMERCE SENIOR APARTMENTS** (Public Hearing). An application submitted by Great American Capital on behalf of Commerce 770 LLC, property owner, for reclassification of property from an R-2, Two-Family Residential District to an R-3, Multi-Family Residential District. The property is located west of Commerce Street and approximately 300 feet north of Centennial Parkway. The Assessor's Parcel Number is 124-22-401-011.

ACTION: CONTINUED TO NOVEMBER 24, 2009

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

- 5 **SPR-14-09 (39597) COMMERCE SENIOR APARTMENTS.** An application submitted by Great American Capital on behalf of Commerce 770 LLC, property owner, for a site plan review in an R-2, Two-Family Residential District (proposed R-3, Multi-Family Residential District) consisting of 150 multi-family units for Seniors. The property is located west of Commerce Street and approximately 300 feet north of Centennial Parkway. The Assessor's Parcel Number is 124-22-401-011.

ACTION: CONTINUED TO NOVEMBER 24, 2009

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

6. **UN-52-09 (39627) McDONALD'S AT CHEYENNE & LOSEE** (Public Hearing). An application submitted by Spectrum Surveying & Engineering on behalf of Mortons Investment Group, LP, 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 1000 East Cheyenne Avenue. The Assessor's Parcel Number is 139-11-403-005.

ACTION: CONTINUED TO OCTOBER 14, 2009

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

7. **UN-97-08 (39617) UNEV PIPELINE LLC** (Public Hearing). An application submitted by UNEV Pipeline, LLC, property owner, for an amendment to a previously approved special use permit in an M-2, General Industrial District to remove and modify conditions of approval for the storage of hazardous materials (approximately 315,000 barrels of gasoline, diesel and/or ethanol). The property is located approximately 3,800 feet south of Grand Valley Parkway and approximately 6,000 feet west of US Highway 93. The Assessor's Parcel Number is 103-15-000-005.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

OLD BUSINESS

8. **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. **(Continued September 9, 2009)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

9. **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. **(Continued September 9, 2009)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS LISTED IN MEMORANDUM DATED SEPTEMBER 23, 2009

MOTION: Commissioner Trivedi

SECOND: Commissioner Cato

AYES: Vice-Chairman Brown, Commissioners Cato, 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 and September 9, 2009)**

ACTION: CONTINUED TO OCTOBER 14, 2009

MOTION: Commissioner Perkins

SECOND: Commissioner Trivedi

AYES: Vice-Chairman Brown, Commissioners Cato, 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 and September 9, 2009)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 2.A ADDED AND CONDITION NO. 29 AMENDED TO READ:

2.A. IN THE LANDSCAPED AREAS ALONG DECATUR BOULEVARD, IN ADDITION TO THE REQUIRED TREES, THE DEVELOPER SHALL

PROVIDE A MIX OF GROUND COVER AND SHRUBS THAT WILL ACHIEVE A GROUND COVERAGE OF 80% WITHIN TWO YEARS OF THE TIME OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

29. ALL NEVADA ENERGY EASEMENTS, APPURTENANCES, LINES AND POLES MUST BE SHOWN AND SHALL BE LOCATED ENTIRELY WITHIN THE PERIMETER LANDSCAPE AREA OF THIS DEVELOPMENT. EXISTING DISTRIBUTION LINES ARE ALLOWED TO BE PLACED ABOVEGROUND, EVEN IF A POLE IS RELOCATED TO ALLOW A BUS TURNOUT.

MOTION: Commissioner Trivedi
SECOND: Commissioner Cato
AYES: Vice-Chairman Brown, Commissioners Cato, 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 7:09 p.m.