

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

October 14, 2009

**BRIEFING**

5:30 P.M., Conference Room, North Las Vegas City Hall, 2200 Civic Center Drive

Planning and Zoning Director Frank Fiori informed the Commission there would be a joint meeting with Planning Commission and City Council in the near future and asked for suggestions of what the Commission would like to see on the agenda for discussion.

The Commission indicated they would like to discuss amending the Parking Ordinance and Sign Ordinance, discuss the set-backs for cell towers, landscape requirements and building orientation. The Commission would also like to discuss Council's goals and priorities for the City and discuss development of the downtown area and how business would be brought to the area.

**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 Jay Aston

**PUBLIC FORUM**

There was no public participation.

### MINUTES

- Approval of the minutes for the Planning Commission meeting of September 9, 2009.

ACTION: APPROVED

MOTION: Commissioner Trivedi

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

- Approval of the minutes for the Planning Commission meeting of September 23, 2009.

ACTION: APPROVED

MOTION: Vice-Chairman Brown

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: Chairman Leavitt

### NEW BUSINESS

1. **VN-18-09 (39677) ARCO AM/PM** (Public Hearing). An application submitted by K & C LV Investment LLC, property owner, for a variance in a C-2, General Commercial District to allow a ten (10) foot building setback where a 20 foot building setback is the minimum required. The property is located at 2000 East Cheyenne Avenue. The Assessor's Parcel Number is 139-11-805-001.

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

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-54-09 (39676) ARCO AM/PM** (Public Hearing). An application submitted by K & C LV Investment, LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a convenience food store with gas pumps. The property is located at 2000 East Cheyenne Avenue. The Assessor's Parcel Number is 139-11-805-001.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 6 DELETED, CONDITION NO. 3.B AMENDED AND CONDITION NO. 4 ADDED (CONDITIONS RENUMBERED) TO READ:

3.B. LANDSCAPING SHALL BE PROVIDED ALONG CIVIC CENTER DRIVE AND CHEYENNE AVENUE AS SHOWN ON THE SUBMITTED SITE PLAN.

4. DATE PALMS WITH A MINIMUM HEIGHT OF 20 FEET TO THE BASE OF THE FRONDS SHALL BE LOCATED 15 FEET ON CENTER ALONG CHEYENNE AVENUE AND CIVIC CENTER DRIVE.

FORWARDED TO REDEVELOPMENT AGENCY 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

3. **UN-56-09 (39729) THE CRAIG COMMERCE CENTER** (Public Hearing). An application submitted by CNC Racing on behalf of Harsch Investment Properties, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile repair facility. The property is located at 2707 East Craig Road, Suites J & K. The Assessor's Parcel Number is 139-01-301-002.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

4. **UN-58-09 (39733) T & A AUTO REPAIR** (Public Hearing). An application submitted by Oscar Talamantes on behalf of D M Real Estate Holdings LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile repair facility. The property is located at 4535 Statz Street, Unit I. The Assessor's Parcel Number is 139-01-201-019.

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

5. **ZN-05-09 (39731) 6090 RANGE ROAD** (Public Hearing). An application submitted by Walter Sargent, property owner, for reclassification of property from a C-2, General Commercial District to an M-2, General Industrial District. The property is located at 6090 Range Road. The Assessor's Parcel Number is 123-28-201-008.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Aston

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

6. **ZN-44-02 (37738) ANN & FIFTH** (Public Hearing). An application submitted by Maria Enamorado, on behalf of Bouquet, Inc., property owner, to amend a previously approved PUD, Planned Unit Development District consisting of a retail/commercial development. The property is located at the southwest corner of Ann Road and North Fifth Street. The Assessor's Parcel Numbers are 124-34-502-006 and 124-34-502-007.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NOS. 21 AND 22.A AMENDED TO READ:

21. THE CIVIL IMPROVEMENTS PLANS APPROPRIATE TO EACH PHASE OF DEVELOPMENT SHALL INCLUDE SCHEDULE 40 PVC FIBER OPTIC CONDUIT ALONG THE PROJECT'S FRONTAGE OF ANN ROAD AND/OR NORTH FIFTH STREET.

22.A. ANN ROAD - APPROPRIATE TO EACH PHASE OF DEVELOPMENT.

FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION.

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

7. **SPR-16-09 (39730) LAS VEGAS ATHLETIC CLUBS.** An application submitted by Las Vegas Racquetball Club, Inc DBA Las Vegas Athletic Clubs on behalf of Decatur Tropics LLC, property owner, for a site plan review in a C-2, General Commercial District to allow a commercial/retail center with 87,750 square feet for a health and exercise center and retail uses. The property is located at the northeast corner of Decatur Boulevard and Tropical Parkway. The Assessor's Parcel Numbers are 124-30-204-001, 124-30-204-002 and 124-30-204-005.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS IN REVISED MEMORANDUM DATED OCTOBER 14, 2009

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

8. **SPR-12-08 (39642) LAS FLORES SHOPPING CENTER.** An application submitted by Montecito Commercial, LLC on behalf of BJS Las Vegas, LLC, property owner, for an extension of time for a previously approved site plan review in an R-A/CR, Redevelopment Area/Commercial Retail Subdistrict consisting of an approximate 352,000 square foot shopping center. The property is located at the northwest corner of Hamilton Street and Las Vegas Boulevard. The Assessor's Parcel Number is 139-23-111-001.

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

MOTION: Vice-Chairman Brown  
SECOND: Chairman Leavitt

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

9. **SPR-15-09 (39726) RV APEX SOLAR.** An application submitted by Fotowatio Nevada Solar, LLC on behalf of Kapex LLC, property owner, for a site plan review in an M-2, General Industrial District encompassing approximately 154 acres for a solar photovoltaic project. The property is located at the northwest corner of Grand Valley Parkway and Garnet Valley Boulevard. The Assessor's Parcel Number is 103-16-010-004.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 7 AMENDED TO READ:

7. APPROVAL OF A TRAFFIC STUDY UPDATE IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.

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

### OLD BUSINESS

10. **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 and September 9, 2009)**

ACTION: WITHDRAWN

11. **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. **(Continued September 23, 2009)**

ACTION: CONTINUED TO OCTOBER 28, 2009

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

12. **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, September 9 and 23, 2009)**

ACTION: CONTINUED TO NOVEMBER 24, 2009

MOTION: Vice-Chairman Brown  
SECOND: Commissioner Trivedi  
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.