

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

November 12, 2008

*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

6:00 P.M., Council Chambers, North Las Vegas City Hall, 2200 Civic Center Drive

WELCOME

Chairman Angelo Carvalho

VERIFICATION

Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Steve Brown

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of the minutes for the Planning Commission meeting of October 8, 2008.

ACTION: APPROVED

MOTION: Commissioner Trivedi

SECOND: Commissioner Leavitt

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

NEW BUSINESS

1. **UN-105-08 (37063) SPEEDWAY HOTEL & CASINO** (Public Hearing). An application submitted by Ganaste, LLC, property owner, for a special use permit in a C-2, General Commercial District to allow six (6) temporary buildings. The property is located at 3227 Civic Center Drive. The Assessor's Parcel Numbers are 139-11-803-002, 139-11-815-001 and 139-11-815-003.

ACTION: CONTINUED TO DECEMBER 10, 2008

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

2. **UN-108-08 (37152) FRANCISCO R. ALVAREZ** (Public Hearing). An application submitted by Francisco R. Alvarez, property owner, for a special use permit in an R-A/FA, Redevelopment Area/Focus Area Subdistrict to allow the reconstruction of a nonconforming two-family dwelling unit. The property is located at 2042 Christina Street. The Assessor's Parcel Number is 139-23-210-061.

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

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

3. **UN-110-08 (37164) CARL'S JR.** (Public Hearing). An application submitted by S.L. Investment, Inc., on behalf of Cheyenne Marketplace, LLC, property owner, for a special use permit in a PUD, Planned Unit Development District to allow a convenience food restaurant. The property is located at the northeast corner of Cheyenne Avenue and Martin Luther King Boulevard. The Assessor's Parcel Number is 139-09-801-011.

ACTION: CONTINUED TO DECEMBER 10, 2008

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Shull

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

NAYS: None

ABSTAIN: None

4. **UN-111-08 (37165) OVATION CONVENIENCE USE** (Public Hearing). An application submitted by Ovation Development on behalf of Ovation AGT JV, LLC, property owner, for a special use permit in an R-3, Multifamily Residential District to allow an accessory convenience use. The property is located at the southeast corner of Centennial Parkway and McCarran Street. The Assessor's Parcel Numbers are 124-25-113-000 through 124-25-113-448.

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

MOTION: Vice-Chairman Shull

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

5. **UN-104-08 (37010) BAMBINI'S PIZZERIA-RISTORANTE** (Public Hearing). An application submitted by Sabatino Auricchio on behalf of Desert Oaks Plaza LLC, property owner, for a special use permit in a C-2, General Commercial District to allow an "on-sale" establishment (beer-wine-spirit-based products). The property is located at 4040 West Craig Road, Suites 116 & 117. The Assessor's Parcel Number is 139-06-615-001.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Vice-Chairman Shull

SECOND: Commissioner Brown

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

6. **UN-106-08 (37097) DELUCIA'S PIZZERIA** (Public Hearing). An application submitted by DeLucia's Pizzeria on behalf of AV Nevada 2 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 2345 East Centennial Parkway, Suite 119. The Assessor's Parcel Number is 124-26-501-004.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

7. **UN-107-08 (37128) ROYAL AUTO SERVICE** (Public Hearing). An application submitted by Royalty Auto Service, property owner, for a special use permit in a C-2, General Commercial District to allow an automobile service facility. The property is located at 2632 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-304-007.

ACTION: DENIED; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

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

8. **UN-109-08 (37155) STADIUM SELF STORAGE NORTH LAS VEGAS** (Public Hearing). An application submitted by Valli Architectural Group on behalf of Partnership 2001, property owner, for a special use permit in a C-2, General Commercial District to allow a mini-warehousing facility. The property is located at the southeast corner of Centennial Parkway and Kitamaya Street. The Assessor's Parcel Number is 124-27-115-021.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

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

9. **UN-99-08 (36919) SAINT CHRISTOPHER'S OVERFLOW PARKING** (Public Hearing). An application submitted by the Roman Catholic Bishop of Las Vegas, property owner, for a special use permit in an R-A/R-2, Redevelopment Area/Medium High Density Residential Subdistrict to allow a parking lot for an existing church. The property is located at 1805 North Bruce Street. The Assessor's Parcel Number is 139-23-311-188.

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

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

10. **UN-115-08 (37294) HAMMER PRESSURE LIMITING STATION** (Public Hearing). An application submitted by Southwest Gas Corporation, property owner, for a special use permit in an R-E, Ranch Estates District to allow a public utility equipment facility (pressure limiting station). The property is located at the southwest corner Hammer Lane and Clayton Street. The Assessor's Parcel Number is 124-32-601-012.

ACTION: WITHDRAWN

11. **VAC-15-08 (37101) CAMINO AL NORTE & WASHBURN** (Public Hearing). An application submitted by Scope Development LLC, on behalf of Scope Camino Al Norte, LLC, property owner, to vacate a 20-foot wide drainage easement. The property is located at the northwest corner of Washburn Road and Camino Al Norte. The Assessor's Parcel Number is 124-33-601-011.

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

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

12. **VN-14-08 (37121) WESTWIND** (Public Hearing). An application submitted by Richmond American Homes on behalf of SCC-Canyon II, LLC, property owner, for a variance in an R-1, Single-Family Residential District to allow a ten (10) foot rear yard building setback where 15 feet is the minimum rear yard building setback required. The property is located at 8209 Dragonfly Bush Court. The Assessor's Parcel Number is 124-07-310-048.

ACTION: DENIED

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

13. **VN-15-08 (37183) NEW WATER VENDING MACHINE** (Public Hearing). An application submitted by Watermill Express, LLC, on behalf of Mercado Del Pueblo, LLC, property owner, for a variance in a C-2, General Commercial District to allow a 13-foot building setback where 20 feet is the minimum building setback required. The property is located at 2987 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-506-005.

ACTION: DENIED; FORWARDED TO REDEVELOPMENT AGENCY FOR FINAL CONSIDERATION

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

14. **UN-112-08 (37169) UNEV PIPELINE** (Public Hearing). An application submitted by UNEV Pipeline, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow additional security measures (barbed wire). 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;
FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Shull

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

NAYS: None

ABSTAIN: None

15. **VAC-13-08 (36964) NORTH 5TH AND WASHBURN** (Public Hearing). An application submitted by Parkwill Eagle, LLC, Parkwill Enterprises, LLC and Eagle 7 Properties, LLC, Parkwill Enterprises, LLC and Abbey James R JR & Colleen TR, Castle Rock Enterprises, Inc., All For One Family Trust and Lee Brian A & Julie A M TRS, Abbey James R JR & M Colleen TR and Abbey James R JR & M Colleen TRS, and William Lyon Homes, Inc., property owners, to vacate a portion of Eagle Way between Washburn Road and La Madre Way. The Assessor's Parcel Numbers are 124-34-701-004, 124-34-701-011, 124-34-701-012, 124-34-701-014, 124-34-701-016, 124-34-701-020 thru 023, 124-34-701-025, 124-34-701-026, 124-34-701-029, 124-34-701-032, 124-34-701-033, 124-34-701-038, 124-34-701-053 thru 055.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS IN
REVISED MEMORANDUM DATED NOVEMBER 12, 2008; FORWARDED
TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Brown

SECOND: Vice-Chairman Shull

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

NAYS: Commissioner Leavitt

ABSTAIN: None

16. **VAC-14-08 (36965) NORTH 5TH AND WASHBURN** (Public Hearing). An application submitted by William Lyon Homes on behalf of Parkwill Eagle, LLC, Parkwill Enterprises, LLC and Eagle 7 Properties, Parkwill Enterprises, LLC and Abbey James R Junior & Colleen TR, Castle Rock Enterprises, Inc., All For One Family Trust and Lee Brian A & Julie A M TRS, Abbey James R JR & M Colleen TR and Abbey James R JR & M Colleen TRS and William Lyon Homes, LLC, property owners, to vacate a portion of Rosada Way between Goldfield Street and North 5th Street. The Assessor's Parcel Numbers are 124-34-701-004, 124-34-701-011, 124-34-701-012, 124-34-701-014, 124-34-701-016, 124-34-701-020 thru 023, 124-34-701-025, 124-34-701-026, 124-34-701-029, 124-34-701-032, 124-34-701-033, 124-34-701-038, 124-34-701-053 thru 055.

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

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

17. **ZN-26-08 (36966) NORTH 5TH AND WASHBURN** (Public Hearing). An application submitted by Parkwill Eagle, LLC, Parkwill Enterprises, LLC and Eagle 7 Properties, LLC, Parkwill Enterprises, LLC and Abbey James R JR & Colleen TR, Castle Rock Enterprises, Inc., All For One Family Trust and Lee Brian A & Julie A M TRS, Abbey James R JR & M Colleen TR and Abbey James R JR & M Colleen TRS, and William Lyon Homes, Inc., property owners, for a reclassification of property from an R-1, Single-Family Residential District and an R-E, Ranch Estates District to an MUD MX-1, Mixed Use Development District/ Neighborhood Center Mixed Use consisting of 344 multi-family units and approximately 81,600 square feet of commercial space. The property is located at the southwest corner of Washburn Road and North 5th Street. The Assessor's Parcel Numbers are 124-34-701-004, 124-34-701-011, 124-34-701-012, 124-34-701-014, 124-34-701-016, 124-34-701-020 thru 023, 124-34-701-025, 124-34-701-026, 124-34-701-029, 124-34-701-032, 124-34-701-033, 124-34-701-038, and 124-34-701-053 thru 055.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS IN
REVISED MEMORANDUM DATED NOVEMBER 12, 2008 WITH
CONDITION NOS. 8 AND 12 AMENDED TO READ:

8. A TOTAL OF 10 PEDESTRIAN GATES ALONG THE RESIDENTIAL COMPONENT'S PERIMETER SHALL BE PROVIDED TO ENHANCE AND PROMOTE PEDESTRIAN ACCESS AND CONNECTIVITY WITHIN THE MUD AND ADJACENT NEIGHBORHOODS. THE LOCATIONS OF THE GATES WILL BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT PLAN REVIEW.

12. A MID-BLOCK PEDESTRIAN CROSSING FOR WASHBURN ROAD, CONSISTING OF PAVEMENT MARKINGS AND SIGNAGE, SHALL BE PROVIDED FOR CONNECTING THE MUD TO THE ADJACENT SCHOOL SITE. THE EXACT LOCATION AND DESIGN OF THE MID-BLOCK PEDESTRIAN CROSSING WILL BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT PLAN REVIEW.

FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

18. **ZOA-10-08 (36961) NORTH 5TH AND WASHBURN** (Public Hearing). An ordinance amendment initiated by William Lyon Homes, to amend Title 17 (Zoning Ordinance), Section 17.20.230.E (Mixed Use Development District), to permit restaurants with drive through facilities as a special use; and to provide for other matters properly related thereto.

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

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

OLD BUSINESS

19. **VAC-05-08 (35085) PARK HIGHLANDS/ELKHORN & N5TH** (Public Hearing). An application submitted by Summerset Development on behalf of November 2005 Land Investors LLC, property owner, to vacate drainage easements related to the detention basin within Park Highlands. The property is located north of the 215 Beltway between Commerce Street and Losee Road. The Assessor's Parcel Numbers are 124-15-000-003, 124-14-000-002 and 124-14-000-001. **(Continued May 28 and August 27, 2008)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS IN REVISED MEMORANDUM DATED NOVEMBER 12, 2008; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

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

20. **ZN-05-06 (36505) MONTECITO PAVILION** (Public Hearing). An application submitted by Vedelago Petsch Architects on behalf of Colonial Reality LP and Tropical-Lamb LLC, property owners, for an amendment to a previously approved PUD, Planned Unit Development District consisting of a mixed-use development. The property is located at the southwest corner of Azure Avenue and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-601-013, 123-30-601-014 and 123-30-601-015. **(Continued September 10 and October 8, 2008)**

ACTION: WITHDRAWN

PUBLIC FORUM

Scott Sauer wished everyone a Happy Thanksgiving and also spoke of the negative comments made by residents toward apartment dwellers.

DIRECTOR'S BUSINESS

Discussion regarding two joint meetings between Planning Commission and the Parks and Recreation Board to be held January 13, 2009 and March 10, 2009 in the Library Community Room.

The Commission unanimously agreed with the dates suggested for the two joint meetings to be held between the Planning Commission and Parks and Recreation Advisory Board.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 8:12 p.m.