

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

November 24, 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

6:00 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 Dilip Trivedi

PUBLIC FORUM

There was no public participation.

MINUTES

- Approval of the minutes for the Planning Commission meeting of October 14, 2009.

ACTION: APPROVED

MOTION: Vice-Chairman Brown

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: Commissioner Cato

- Approval of the minutes for the Planning Commission meeting of October 28, 2009.

ACTION: APPROVED

MOTION: Vice-Chairman Brown

SECOND: Commissioner Perkins

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

NAYS: None

ABSTAIN: None

NEW BUSINESS

1. **UN-61-09 (39935) CONTRERAS GARAGE CONVERSION** (Public Hearing). An application submitted by Cecilia Contreras, 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 912 Stanley Avenue. The Assessor's Parcel Number is 139-23-410-133.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

SECOND: Commissioner DePhillips

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

NAYS: None

ABSTAIN: None

2. **UN-64-09 (39995) D + T CUSTOM AUDIO ACCESSORIES** (Public Hearing). An application submitted by Michael Diggs on behalf of South Tech Brooks 2750K, 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 2750 West Brooks Avenue, Suite 113. The Assessor's Parcel Number is 139-17-510-011.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Perkins

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

3. **UN-62-09 (39978) SUN COMMERCIAL CENTER** (Public Hearing). An application submitted by Douglas L. Stott and Diana Hitch on behalf of Leibsohn Family Trust, 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 3433 Losee Road, Suite 5. The Assessor's Parcel Number is 139-11-701-006.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Aston

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: None

4. **UN-63-09 (39981) ROSATI'S PIZZA** (Public Hearing). An application submitted by William Pink and Kenneth Cobbett on behalf of Ann Losee Pad, LLC, property owner, for a special use permit in a PUD, Planned Unit Development District to allow an "on-sale" establishment (beer-wine-spirit-based products). The property is located at 5725 Losee Road. The Assessor's Parcel Number is 124-26-816-003.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Brown

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

5. **VAC-08-09 (39972) ALCO LANDSCAPE FACILITY EXPANSION** (Public Hearing). An application submitted by Fernando and Patricia Arriaga, property owners, to vacate 171 feet of Water Avenue, commencing 170 feet west of Stocker Street and proceeding west to the UPRR right-of-way. The Assessor's Parcel Number is 139-22-811-005.

ACTION: CONTINUED TO DECEMBER 9, 2009

MOTION: Commissioner Aston

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

OLD BUSINESS

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

ACTION: CONTINUED INDEFINITELY

MOTION: Commissioner Trivedi

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

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

ACTION: CONTINUED INDEFINITELY

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

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

ACTION: CONTINUED INDEFINITELY

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

9. **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, and October 14, 2009)**

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS LISTED
IN REVISED MEMORANDUM DATED NOVEMBER 24, 2009

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

10. **AMP-08-08 (35792) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Master Plan of Streets and Highways to increase Severence Lane between Losee Road and Statz Street from a 60-foot right-of-way to an 80-foot right-of-way. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11 and June 24, 2009)**

ACTION: CONTINUED TO JANUARY 13, 2010

MOTION: Commissioner Aston

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

11. **VAC-07-08 (35796) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, to vacate Elkhorn Road between Losee Road and Statz Street; and to vacate Berg Street between Severence Lane and Elkhorn Road. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005, 124-13-401-006, 124-13-401-007 and 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11 and June 24, 2009)**

ACTION: CONTINUED TO JANUARY 13, 2010

MOTION: Commissioner Aston

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

12. **AMP-07-08 (35791) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Mixed-Use Neighborhood to Resort Commercial. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11 and June 24, 2009)**

ACTION: CONTINUED TO JANUARY 13, 2010

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

13. **ZN-20-08 (35795) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a reclassification of property from an R-E, Ranch Estates District to a PUD, Planned Unit Development District consisting of a casino/hotel. This property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11 and June 24, 2009)**

ACTION: CONTINUED TO JANUARY 13, 2010

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

14. **GED-03-08 (35793) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a petition to establish a Gaming Enterprise District. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11 and June 24, 2009)**

ACTION: CONTINUED TO JANUARY 13, 2010

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

15. **UN-64-08 (35794) LOSEE STATION RESORT & CASINO** (Public Hearing). An application submitted by Losee Elkhorn Properties LLC, property owner, for a special use permit in an R-E, Ranch Estates District (proposed PUD, Planned Unit Development District) to allow a casino/hotel. The property is located at the southwest corner of Statz Street and Severence Lane. The Assessor's Parcel Numbers are 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008. **(Continued July 9, August 13, and December 10, 2008, March 11 and June 24, 2009)**

ACTION: CONTINUED TO JANUARY 13, 2010

MOTION: Commissioner Aston

SECOND: Commissioner Cato

AYES: Chairman Leavitt, Vice-Chairman Brown, Commissioners Aston, Commissioner 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 6:49 p.m.