

**MINUTES
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION**

July 28, 2010

BRIEFING: 5:38 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 Dilip Trivedi

ROLL CALL: Chairman Dilip Trivedi - Present
Vice-Chairman Steve Brown - Absent
Commissioner Dean Leavitt - Present
Commissioner Jay Aston - Absent
Commissioner Jo Cato - Present
Commissioner Laura Perkins - Present
Commissioner Joseph DePhillips - Present

STAFF PRESENT: Frank Fiori, P & Z Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Sandra Morgan, Deputy City Attorney
Jennifer Doody, Development & Flood Control
Eric Hawkins, Public Works
Jose Rodriguez, Police Department
Doug Bergstrom, Utilities
Spring Dineen, Utilities
Jo Ann Lawrence, Recording Secretary

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Commissioner Dean Leavitt

PUBLIC FORUM

There was no public participation.

MINUTES

• **APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF JUNE 23, 2010.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

AYES: Chairman Trivedi, Commissioners Leavitt, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

Item Nos. 8 through 13 were heard next.

NEW BUSINESS

1. **VN-09-08 (41336) MILLER SUBSTATION EXPANSION. (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NV ENERGY ON BEHALF OF NEVADA POWER COMPANY, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED VARIANCE IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A 14-FOOT HIGH PERIMETER WALL WHERE 10 FEET IS THE MAXIMUM HEIGHT ALLOWED. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF COMMERCE STREET AND CAREY AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-15-401-013.**

The application was presented by Marc Jordan, Planning Manager who explained the applicant requested a five year extension of time; however, the Zoning Ordinance only allowed variances to be valid for two years and the applicant was allowed to request extensions. Staff was supporting a two year extension of time and recommended approval of VN-09-08 with the following conditions:

1. That, unless expressly authorized through the variance, waiver or another method, this development shall comply with all applicable codes and ordinances; and
2. That this variance shall comply with the conditions of approval for SPR-04-10.
3. The block walls shall be set back a minimum of twenty (20) feet from the adjusted property line after the right hand turn lane dedications on Commerce Street and Carey Avenue.
4. That this extension of time shall expire on July 10, 2012.

Tom Dombrowsky of NV Energy, 6226 West Sahara Avenue, Las Vegas, NV 89146 appeared on behalf of the applicant explaining they were requesting an extension of time due to the lack of sustainable growth in the valley and concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Cato

AYES: Chairman Trivedi, Commissioners Leavitt, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

Due to the Public Hearing not being opened. There was a second vote on the application.

Chairman Dilip Trivedi opened the Public Hearing. There was no public participation.

Chairman Trivedi closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Cato

AYES: Chairman Trivedi, Commissioners Leavitt, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

2. **SPR-04-10 (41335) MILLER SUBSTATION EXPANSION. AN APPLICATION SUBMITTED BY NV ENERGY ON BEHALF OF NEVADA POWER COMPANY, FOR A SITE PLAN REVIEW IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW THE EXPANSION OF AN EXISTING SUBSTATION AND A WAIVER OF LANDSCAPING REQUIREMENTS ALONG THE NORTH SIDE OF THE SITE. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF COMMERCE STREET AND CAREY AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-15-401-013.**

The application was presented by Marc Jordan, Planning Manager who explained the applicant was proposing to expand the existing substation to the corner and was requesting five feet of landscaping along the north property line where 20 feet was required. The item was originally approved in 2008 through a site plan review; but, because the approval was only valid for one year, the site plan review had expired and the applicant was reapplying for the same thing. When originally reviewed, Staff was supportive of the waiver reduction because there was landscaping already proposed as part of the residential development to the north and with the five feet of landscaping being proposed by NV Energy and the ten feet already approved as part of the residential development, there would be 15 feet of landscaping along the north property line. Staff commented, when the applicant does develop and the necessary dedications for right-of-way and right turn lane were provided, that the property line would change; therefore, they would need to compensate for that change with the proper landscaping adjacent to Commerce Street and Carey Avenue. Staff was recommending approval with Condition No. 2.c amended to read: "A twenty (20) foot wide perimeter landscape area (measured from the adjusted property line after dedications) with 24" box trees spaced at every ten (10) feet on center along Carey Avenue and Commerce Street in front of the walls must be maintained except for the portion of the proposed bus turn-out and the existing substation." The original recommended conditions are as follows:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. The development shall comply with the Commercial Design Guidelines and Development Standards, including but not limited to the following:
 - a. That landscape and irrigation plans be submitted for review and approval by the City of North Las Vegas prior to installation of any planting materials or irrigation system.
 - b. Provide a five (5) foot landscape buffer between the north property line and the perimeter block walls of the existing and proposed substations.

- c. A twenty (20) foot wide perimeter landscape area (measured from the adjusted property line after dedications) with 24" box trees spaced at every ten (10) feet on center along Carey Avenue and Commerce Street in front of the walls must be maintained except for the portion of the proposed bus turn-out.
 - d. All landscape areas must be planted with a minimum of 60% ground coverage that can be achieved within two (2) years from the time a final inspection is issued for the walls.
3. This site plan review shall expire on July 28, 2011, unless an extension of time is requested and approved by the Planning Commission.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Commerce St.
 - b. associated spandrels
6. Additional dedication and construction of a right turn lane on Commerce Street, as depicted on site plan, is required.
7. Right-of-way dedication and construction of a CAT bus turn-out is required on Carey Avenue west of Commerce Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
8. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Carey Avenue.
9. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
10. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 226, with minimum widths as depicted on the site plan. (20 foot width on Carey Ave. - 28 foot width on Commerce St.)
11. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.

12. A revocable encroachment permit for landscaping within the public right of way is required.
13. All Nevada Power Company easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. New distribution lines, or existing distribution lines being adjusted or relocated, shall be placed underground.
14. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
15. Fire access lanes and gates shall be designed per the Fire Code.

Tom Dombrowsky of NV Energy, 6226 West Sahara Avenue, Las Vegas, NV 89146 appeared on behalf of the applicant explaining the application submitted was identical to what was approved in 2008 and indicated he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH CONDITION NO. 2.C AMENDED TO READ:

2.C. A TWENTY (20) FOOT WIDE PERIMETER LANDSCAPE AREA (MEASURED FROM THE ADJUSTED PROPERTY LINE AFTER DEDICATIONS) WITH 24" BOX TREES SPACED AT EVERY TEN (10) FEET ON CENTER ALONG CAREY AVENUE AND COMMERCE STREET IN FRONT OF THE WALLS MUST BE MAINTAINED EXCEPT FOR THE PORTION OF THE PROPOSED BUS TURN-OUT AND THE EXISTING SUBSTATION.

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

Chairman Dilip Trivedi recognized Councilwoman Anita Wood.

3. **UN-53-10 (41357) STAY COOL CUSTOMS LLC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JOSH N. THOMPSON ON BEHALF OF SIMMONS M.P. LLC ETAL, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE SERVICE FACILITY. THE PROPERTY IS LOCATED AT 5465 N. SIMMONS STREET, SUITE 6. THE ASSESSOR'S PARCEL NUMBER IS 124-32-113-005.**

The application was presented by Marc Jordan, Planning Manager who explained the applicant indicated he would be offering window tinting services within the facility and access to his automobiles would be through a roll-up door on the back side of the building. Staff was recommending approval of UN-53-10 with the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Vehicles retained overnight shall be stored inside the building. Outside storage of vehicles is prohibited.

Josh Thompson, 5465 North Simmons Street, North Las Vegas, NV appeared on the application indicating he concurred with Staff recommendation

Chairman Dilip Trivedi opened the Public Hearing. There was no public participation.

Chairman Trivedi closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

AYES: Chairman Trivedi, Commissioners Leavitt, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

4. UN-54-10 (41361) COVERED PATIO & BEDROOM ADDITION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY CECILIA GARCIA SANJUAN, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT TO ALLOW A SINGLE-FAMILY DWELLING. THE PROPERTY IS LOCATED AT 2214 DALEY STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-24-110-309.

The application was presented by Marc Jordan, Planning Manager who explained the applicant was requesting to allow the existing home, by a special use permit and to allow an expansion to the existing home. The home was built in 1950 and at that time, the expansion would have been allowed, but since that time, the Zoning Ordinance had changed and the Zoning on the property was R-3 and normally multi-family dwellings were allowed. In order to make the home more consistent with the current zoning, it was necessary for the applicant to apply for a special use permit for the single family home, which would allow them to be able to expand the home as proposed. Staff was requiring a driveway be provided a minimum of 18 feet by 20 feet and that the proposed windows and vent facing the street, have pop-outs. Staff was recommending approval of UN-54-10 and that it be forwarded to the Redevelopment Agency for final consideration with the following recommended conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The construction plans submitted with the building permit shall identify a driveway paved with concrete or asphaltic concrete. The driveway shall measure a minimum 20 feet from the back-of-sidewalk, shall be a minimum 18 feet in width, and shall maintain a minimum seven-foot (7.00') separation from the side lot lines.
3. Pop-outs shall be provided around doors, windows and vents on the new addition.
4. The new structure must not block the drainage from the back of the lot to the street.
5. Building Safety will require building permit and that the project conforms to the adopted codes, 2006 IRC/2006 IBC, 2006 UMC, 2006 UPC, 2006 IECC, 2005 NEC, 2003 ICC/ANSI A117.1, and all the 2006 Southern Nevada Amended Codes.
6. Geotechnical report is required for any structure , addition, or remodel associated with a single family residence with a footprint greater than 600 square feet.
7. Covered patio shall not be used for carports and other uses, but shall be used for covered patio only.

8. Engineering plans and calculations prepared by a state of NV licensed PE may be required during building permit application submittal.

Cecilia Garcia, 2214 Daley Street, North Las Vegas, NV 89030 appeared on the application indicating she concurred with Staff recommendation.

Chairman Dilip Trivedi opened the Public Hearing. There was no public participation.

Chairman Trivedi closed the Public Hearing.

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

MOTION: Commissioner Perkins

SECOND: Commissioner Leavitt

AYES: Chairman Trivedi, Commissioners Leavitt, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

5. **UN-56-10 (41367) NEVADA PIC A PART (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NEVADA PIC-A-PART ON BEHALF OF SC1 LEASING, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2, GENERAL INDUSTRIAL DISTRICT TO ALLOW ADDITIONAL SECURITY MEASURES CONSISTING OF AN ELECTRIC FENCE. THE PROPERTY IS LOCATED AT 5100 NORTH LAMB BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 123-32-301-018.**

The application was presented by Robert Eastman, Principal Planner who explained the fence was currently existing and in use on the site. The electric fence was either attached to angle inward with a strand of the electric fence or separately away from the existing fence. Because Nevada Pic-a-Part was located along Lamb Boulevard and was in an M-2 Industrial area, there was no neighboring residential or commercial activity that would encourage pedestrian access; therefore, Staff was supporting the requested use permit. Additionally, the applicant submitted letters of support from their neighboring property owners and also had a favorable review on their Crime Prevention Through Environment Design (CPTED) analysis. Staff was recommending approval of UN-56-10 and that it be forwarded to City Council for final consideration with the following recommended conditions:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. The electric security fencing shall be installed on the inside of the block wall and metal fence as indicated on the plans.
3. Barbed wire and razor wire shall be prohibited.
4. Bi-lingual warning signs for an electric fence shall be posted every 50 feet on the interior and exterior of the fencing and gates.
5. The applicant must obtain a building permit in compliance with all applicable building codes, and installed per the manufacturers instructions.

Randy Mullis, 1107 Stone House Road, Chapin, South Carolina 29036 appeared on behalf of the applicant indicating he concurred with Staff recommendation.

Chairman Dilip Trivedi opened the Public Hearing. There was no public participation.

Chairman Trivedi closed the Public Hearing.

Chairman Trivedi asked Staff if they had received any comments from Clark County on the application, as it appeared there were residential lots to the east.

Mr. Eastman responded the lots to the east were Clark County industrial lots.

Commissioner Dean Leavitt asked Mr. Mullis if he was the installer.

Mr. Mullis responded he worked for the company who installed the system.

Commissioner Leavitt asked if the appropriate signage would be installed.

Mr. Mullis responded all of the systems they installed had signs every 50 feet in English and Spanish and were visible from inside and outside the fence, which was standard.

Chairman Trivedi asked Staff if the fence was existing.

Mr. Eastman responded it was.

Chairman Trivedi asked if the Zoning Ordinance had been amended to levy fines for security fencing installed without the proper permits and approvals.

Mr. Eastman responded the ordinance was amended so that the Planning application fees were doubled if the application was due to a citation by Code Enforcement, Business License or the Building Department inspectors. He also believed the fees were double for the Building Permit, but was not sure.

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

MOTION: Commissioner Leavitt

SECOND: Commissioner DePhillips

AYES: Chairman Trivedi, Commissioners Leavitt, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

6. **SPR-05-10 (41364) STOR-MORE. AN APPLICATION SUBMITTED BY DAN MOORE (STOR-MORE) ON BEHALF OF DECATUR PROPERTIES LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A 25 FOOT HIGH DIRECTORY SIGN WHERE AN EIGHT (8) FOOT HIGH MONUMENT SIGN IS THE MAXIMUM ALLOWED. THE PROPERTY IS LOCATED AT 4640 WEST CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-06-215-025.**

The application was presented by Robert Eastman, Principal Planner who explained Stor-More was located to the north of Craig Road and the sign was located in an adjacent parcel and they had a sign easement. The applicant was requesting to install a 25 foot high directory sign that would be 125 square feet in area and have a relatively small electronic message center and would have additional space for other tenants in the center. The Code was written to require an eight foot high monument sign if you were adjacent to or across the street from residential properties. In this instance, there were developed residential properties to the south on the south side of Craig Road, which were built in the 70's and were in the Ranch Estates Preservation District and the Stor-More was built in 2005 and the monument sign was in compliance and the neighboring businesses along Craig Road were built between 2000 and 2007 and also had monument signs and were in compliance with Code. Staff was not supporting the application because the rationale for trying to control sign height, was to reduce negative impacts on residential neighbors and by allowing the proposed sign to be 25 feet high, it may encourage the neighboring commercial properties to also request waivers to increase the height of their signs, which would increase the impact on the residential development to the south, which was a negative impact; therefore, Staff felt the Planning Commission should uphold the standards in the Code and was recommending that SPR-05-10 be denied.

Daryl Shock, Vision Sign, 6630 Arroyo Springs, #600, Las Vegas, NV 89113 appeared on behalf of the applicant explaining the project was built approximately four and one half years ago and the storage facility was currently at 60 percent occupancy and 80 percent occupancy was the break-even point. The national average was 60 percent for a storage facility in the first 365 days and 90 percent within two years, so the business was clearly struggling. The monument sign was not visible due to the shrubs and bushes obstructing it from one direction. Mr. More indicated to Mr. Shock that between 60 to 80 percent of his business was from drive-by traffic and pointed out he received phone calls on a daily basis from people who could not find his business. He pointed out the proposed sign was a directory sign to also advertise other tenants in the center, so there would not be multiple signs for the center.

Chairman Dilip Trivedi asked Staff if the adjacent properties had taller signs.

Mr. Eastman responded, when he viewed the site, the 7-Eleven at the corner of Craig Road and Decatur Avenue had a taller sign and the car wash near that same corner had a taller sign.

Mr. Shock added the 7-Eleven sign was a 32 foot tall air vent sign and the car wash sign was roughly 20 feet tall.

Commissioner Laura Perkins felt 25 feet was too tall and understood the property sat back from the street, so there was no way you could have the visibility to see the sign and then be reinforced by seeing the actual business. She felt eight or ten feet would give visibility, if lights were added.

Mr. Shock pointed out the existing monument sign was eight feet tall and was blocked by foliage and even if the foliage was not present, it would not be visible. He explained a 25 foot tall sign was not very tall.

Commissioner Perkins indicated she concurred with Staff recommendation, due to what had happened with the signage on Craig Road, but could possibly support a sign less than 25 foot tall.

Chairman Trivedi concurred with Staff recommendation, feeling a 25 foot high sign was too tall and questioned Mr. Shock regarding sharing the sign with neighboring businesses.

Mr. Shock explained there was two spaces allocated for other businesses to advertise.

Commissioner Dean Leavitt pointed out the sign for 7-Eleven was not across the street from residential properties, so that sign could not be compared to the one being proposed.

Mr. Shock explained he was only using the comparison to the 7-Eleven sign for a visual of the sign height.

Commissioner Leavitt stated if residential was not across the street he might agree to the height increase, but due to the residential he could not support the application.

Commissioner Joseph DePhillips asked if a height of 18 to 20 feet were approved, if the sign could be constructed as a monument sign without the pedestals.

Mr. Shock explained he could not make that decision and explained a height of 12 to 15 feet would not help the problem the applicant was facing.

Commissioner DePhillips indicated he had driven by the site and felt 18 to 20 feet should be a sufficient height to make the sign visible, but was not supporting a 25 foot tall sign.

Mr. Shock felt the applicant would probably agree to 20 feet.

Commissioner Jo Cato asked Staff the width of Craig Road

Mr. Eastman responded Craig Road was a 120 foot right-of-way.

Commissioner Cato asked if the property owners in the residential area were notified of the application.

Mr. Eastman responded they were not, as the application was a site plan review and did not require a public hearing.

Commissioner Cato stated she could support a height of 20 feet, because the existing monument sign was not visible.

Chairman Trivedi felt if a 20 foot sign were to be approved, it would set a precedent for other property owners to request taller signs that were not allowed by Code. He suggested the applicant continue the application to allow time to canvass the residential area to get their support.

Mr. Shock explained the applicant was bearing the cost of the sign and was willing to let other businesses advertise on it at no cost.

Commissioner Cato explained to Mr. Shock, the Commission wanted to be sure the residential neighborhood was agreeable to a taller sign before they considered approving it.

Mr. Shock stated he would like an up/down vote.

ACTION: DENIED

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

AYES: Chairman Trivedi, Commissioners Leavitt, Cato, and Perkins

NAYS: Commissioner DePhillips

ABSTAIN: None

7. **FDP-05-98 (41363) WALGREENS GROUND SIGN. AN APPLICATION SUBMITTED BY WALGREENS ON BEHALF OF WALTRUST PROPERTIES INC., PROPERTY OWNER, TO AMEND A PREVIOUSLY APPROVED FINAL DEVELOPMENT PLAN IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW FOR ANIMATED, FLASHING AND AUDIBLE SIGNS NOT PERMITTED PER SIGN PROGRAM. THE PROPERTY IS LOCATED AT 1445 WEST CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-04-701-007.**

The application was presented by Robert Eastman, Principal Planner who explained the center was originally approved and constructed under a Resolution of Intent in 1998 and with that resolution, there were conditions placed that required the shopping center to abide by those conditions and in this case a sign plan needed to be submitted, which was done and the businesses built signs according to the sign plan. Since 1998, the sign ordinance and technology had changed, so the applicant was requesting to add a small electronic message board, which would be in compliance with current Code; but, the conditions of the Final Development Plan did not allow the electronic message board, so the applicant was required to apply for an amendment to the Final Development Plan. Since the sign was in compliance with the existing Code, Staff was recommending that FDP-05-98 be approved with the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development (i.e., Red Rock Regional Center) shall comply with all applicable codes and ordinances, including, but not limited to, the Commercial Development Standards and Design Guidelines, Sign Ordinance, and C-2, General Commercial District requirements.
2. That the subject monument sign may be increased to 10'-1" in overall height and 10'-11" in overall width, which includes the sign cabinet, ID panels and an LED readerboard, as shown on the submitted plans.

Brian Scott, Vision Sign Inc., 6630 Arroyo Springs Street #600, Las Vegas, NV 89113 appeared on behalf of the applicant indicating he concurred with Staff recommendation.

Chairman Dilip Trivedi asked if the electronic sign would be a distraction to drivers.

Mr. Eastman responded it would not and explained distractions were limited by limiting the size and brightness of the sign boards. The proposed sign was small and would not be a distraction, since it was attached to the monument sign.

Commissioner Laura Perkins asked for an explanation of an audible sign.

Mr. Scott responded there would be no sound emitted from the sign. He also explained the message units were preprogrammed to dim at night, so they would not be a distraction to drivers at night.

Commissioner Dean Leavitt asked Mr. Scott if the sign was LED.

Mr. Scott responded it was.

Commissioner Leavitt asked Mr. Scott if they had started making LCD signs.

Mr. Scott responded LCD signs would not hold up to the heat in the valley.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Commissioner Perkins

AYES: Chairman Trivedi, Commissioners Leavitt, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

OLD BUSINESS

8. **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, JUNE 24, NOVEMBER 24, 2009 AND JANUARY 13, 2010)**

Item Nos. 8 through 13 were heard together.

It was requested by the applicant to continue AMP-08-08 to January 12, 2011.

Chairman Dilip Trivedi requested the applicant show just cause for the requested continuance.

Bill Curran of Ballard Spahr LLP, 100 North City Parkway, Suite 1750, Las Vegas, NV 89106 appeared on behalf of the applicant explaining the financial downturn had made financing projects very difficult and Station Casinos was involved in bankruptcy proceedings and a number of options were on the table for how the company may emerge from it and the proposed project was considered a valuable asset. There also were pending applications on nearby property by another applicant, which had also been continued a number of times at City Council and they were waiting for the outcome on those applications. He also pointed out City Council had a study done on the impact of new gaming locations but had not taken any action. He pointed out the cost of the applications and the work involved in presenting the applications to Planning Commission and City Council was great and they did not want to have these applications considered until the applications by the other applicant, awaiting City Council consideration, were acted on.

Chairman Dilip Trivedi opened the Public Hearing. There was no public participation.

Chairman Trivedi closed the Public Hearing.

ACTION: CONTINUED TO JANUARY 12, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi
AYES: Chairman Trivedi, Commissioners Leavitt, Cato, Perkins and DePhillips
NAYS: None
ABSTAIN: None

9. **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, JUNE 24, NOVEMBER 24, 2009 AND JANUARY 13, 2010)**

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Chairman Dilip Trivedi opened the Public Hearing. There was no public participation.

Chairman Trivedi closed the Public Hearing.

ACTION: CONTINUED TO JANUARY 12, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

AYES: Chairman Trivedi, Commissioners Leavitt, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

10. **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, JUNE 24, NOVEMBER 24, 2009 AND JANUARY 13, 2010)**

Item Nos. 8 through 13 were heard together.

It was requested by the applicant to continue AMP-07-08 to January 12, 2011.

Chairman Dilip Trivedi requested the applicant show just cause for the requested continuance.

Bill Curran of Ballard Spahr LLP, 100 North City Parkway, Suite 1750, Las Vegas, NV 89106 appeared on behalf of the applicant explaining the financial downturn had made financing projects very difficult and Station Casinos was involved in bankruptcy proceedings and a number of options were on the table for how the company may emerge from it and the proposed project was considered a valuable asset. There also were pending applications on nearby property by another applicant, which had also been continued a number of times at City Council and they were waiting for the outcome on those applications. He also pointed out City Council had a study done on the impact of new gaming locations but had not taken any action. He pointed out the cost of the applications and the work involved in presenting the applications to Planning Commission and City Council was great and they did not want to have these applications considered until the applications by the other applicant, awaiting City Council consideration, were acted on.

Chairman Dilip Trivedi opened the Public Hearing. There was no public participation.

Chairman Trivedi closed the Public Hearing.

ACTION: CONTINUED TO JANUARY 12, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

AYES: Chairman Trivedi, Commissioners Leavitt, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

11. **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, JUNE 24, NOVEMBER 24, 2009 AND JANUARY 13, 2010)**

Item Nos. 8 through 13 were heard together.

It was requested by the applicant to continue ZN-20-08 to January 12, 2011.

Chairman Dilip Trivedi requested the applicant show just cause for the requested continuance.

Bill Curran of Ballard Spahr LLP, 100 North City Parkway, Suite 1750, Las Vegas, NV 89106 appeared on behalf of the applicant explaining the financial downturn had made financing projects very difficult and Station Casinos was involved in bankruptcy proceedings and a number of options were on the table for how the company may emerge from it and the proposed project was considered a valuable asset. There also were pending applications on nearby property by another applicant, which had also been continued a number of times at City Council and they were waiting for the outcome on those applications. He also pointed out City Council had a study done on the impact of new gaming locations but had not taken any action. He pointed out the cost of the applications and the work involved in presenting the applications to Planning Commission and City Council was great and they did not want to have these applications considered until the applications by the other applicant, awaiting City Council consideration, were acted on.

Chairman Dilip Trivedi opened the Public Hearing. There was no public participation.

Chairman Trivedi closed the Public Hearing.

ACTION: CONTINUED TO JANUARY 12, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

AYES: Chairman Trivedi, Commissioners Leavitt, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

12. **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, JUNE 24, NOVEMBER 24, 2009 AND JANUARY 13, 2010)**

Item Nos. 8 through 13 were heard together.

It was requested by the applicant to continue GED-03-08 to January 12, 2011.

Chairman Dilip Trivedi requested the applicant show just cause for the requested continuance.

Bill Curran of Ballard Spahr LLP, 100 North City Parkway, Suite 1750, Las Vegas, NV 89106 appeared on behalf of the applicant explaining the financial downtown had made financing projects very difficult and Station Casinos was involved in bankruptcy proceedings and a number of options were on the table for how the company may emerge from it and the proposed project was considered a valuable asset. There also were pending applications on nearby property by another applicant, which had also been continued a number of times at City Council and they were waiting for the outcome on those applications. He also pointed out City Council had a study done on the impact of new gaming locations but had not taken any action. He pointed out the cost of the applications and the work involved in presenting the applications to Planning Commission and City Council was great and they did not want to have these applications considered until the applications by the other applicant, awaiting City Council consideration, were acted on.

Chairman Dilip Trivedi opened the Public Hearing. There was no public participation.

Chairman Trivedi closed the Public Hearing.

ACTION: CONTINUED TO JANUARY 12, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

AYES: Chairman Trivedi, Commissioners Leavitt, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

13. **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, JUNE 24, NOVEMBER 24, 2009 AND JANUARY 13, 2010)**

Item Nos. 8 through 13 were heard together.

It was requested by the applicant to continue UN-64-08 to January 12, 2011.

Chairman Dilip Trivedi requested the applicant show just cause for the requested continuance.

Bill Curran of Ballard Spahr LLP, 100 North City Parkway, Suite 1750, Las Vegas, NV 89106 appeared on behalf of the applicant explaining the financial downturn had made financing projects very difficult and Station Casinos was involved in bankruptcy proceedings and a number of options were on the table for how the company may emerge from it and the proposed project was considered a valuable asset. There were also pending applications on nearby property by another applicant, which had also been continued a number of times at City Council and they were waiting for the outcome of those applications. He also pointed out City Council had a study done on the impact of new gaming locations but had not taken any action. He pointed out the cost of the applications and the work involved in presenting the applications to Planning Commission and City Council was great and they did not want to have these applications considered until the applications by the other applicant, awaiting City Council consideration, were acted on.

Chairman Dilip Trivedi opened the Public Hearing. There was no public participation.

Chairman Trivedi closed the Public Hearing.

ACTION: CONTINUED TO JANUARY 12, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

AYES: Chairman Trivedi, Commissioners Leavitt, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

Item No. 1 was heard next.

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Community Development Director Frank Fiori reminded the Commission there would be a joint meeting with City Council on August 25, 2010 and that starting in September there would only be one Planning Commission meeting per month, which would be held on the second Wednesday of each month.

CHAIRMAN'S BUSINESS

There was no report given.

ADJOURNMENT

The meeting adjourned at 6:49 p.m.

APPROVED: September 8, 2010

/s/ Dilip Trivedi
Dilip Trivedi, Chairman

/s/ Jo Ann Lawrence
Jo Ann Lawrence, Recording Secretary