

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

January 12, 2011

BRIEFING: 5:37 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

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

STAFF PRESENT: Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Johanna Murphy, Planning Manager
Sandra Morgan, Deputy City Attorney
Jennifer Doody, Development & Flood Control
Eric Hawkins, Public Works, Traffic
Janice Thomas, Fire Department
Jose Rodriguez, Police Department
Gina Luongo, Police Department
Nicole Hunt, Utilities Department
Jo Ann Lawrence, Recording Secretary

WELCOME: Chairman Dilip Trivedi

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Chairman Dilip Trivedi

PUBLIC FORUM: There was no public participation.

MINUTES

- **APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF DECEMBER 8, 2010.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Chairman Trivedi

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

NAYS: None

ABSTAIN: Commissioner Cato

NEW BUSINESS

1. **UN-74-10 (42040) C-STORE WITH GAS PUMPS (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GK3 ARCHITECTURE ON BEHALF OF BOUQUET INC., PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-401-012.**

It was requested by Staff to continue UN-74-10 to February 9, 2011.

ACTION: CONTINUED TO FEBRUARY 9, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Cato

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

NAYS: None

ABSTAIN: None

2. **UN-76-10 (42049) CARWASH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GK3 ARCHITECTURE ON BEHALF OF BOUQUET INC., PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE WASHING ESTABLISHMENT (SELF-SERVICE). THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-22-401-012.**

It was requested by Staff to continue UN-76-10 to February 9, 2011.

ACTION: CONTINUED TO FEBRUARY 9, 2011

MOTION: Commissioner Leavitt

SECOND: Chairman Trivedi

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

NAYS: None

ABSTAIN: None

Item No. 5 was heard next.

3. **ZOA-01-11 (42142) CNLV (PUBLIC HEARING). AN APPLICATION INITIATED BY THE CITY OF NORTH LAS VEGAS TO AMEND TITLE 17 (ZONING ORDINANCE) TO ADD ADDITIONAL SECURITY MEASURES AS A CONDITIONAL USE WITHIN SECTION 17.20.130 BUSINESS PARK INDUSTRIAL DISTRICT (M-1), SECTION 17.20.140 GENERAL INDUSTRIAL DISTRICT (M-2), SECTION 17.20.150 HEAVY INDUSTRIAL DISTRICT (M-3); ADDING PROVISIONS FOR ADDITIONAL SECURITY MEASURES WITHIN SECTION 17.24.025; REMOVING SECTION 17.24.080 (J) WHICH STIPULATES THE CURRENT REQUIREMENTS FOR ADDITIONAL SECURITY MEASURES; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.**

Marc Jordan, Planning Manager asked that the application be trailed to the end of the Agenda.

Item No. 4 was heard next.

Marc Jordan, Planning Manager requested that ZOA-01-11 be continued to February 9, 2011 to allow Staff time to obtain additional information.

ACTION: CONTINUED TO FEBRUARY 9, 2011

MOTION: Commissioner Aston

SECOND: Commissioner DePhillips

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

NAYS: None

ABSTAIN: None

Public Forum was heard next.

4. ZOA-02-11 (42170) REPUBLIC SERVICES (PUBLIC HEARING). AN APPLICATION INITIATED BY KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO TO AMEND TITLE 17 (ZONING ORDINANCE) SECTION 17.28.050(C.2.C), TO ALLOW A “FRANCHISEE OF THE CITY” UP TO TEN (10) YEARS TO FULFILL ALL CONDITIONS, STIPULATIONS AND LIMITATIONS; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

The application was presented by Marc Jordan, Planning Manager who explained the request was to amend Title 17, specifically the Use Permit Section. The request was to allow for a franchisee of the City up to ten years to fulfill all conditions of approval for their use permit. Staff reviewed a franchisee of the City, very specifically in this case, Republic Services, who is very similar to a public utility company, and had the characteristics of a public utility company in how they were regulated and monitored and provided a service to the City which was unique and typically not provided by anyone else. Staff had no objections to amending Title 17 which would allow a franchisee of the City up to ten years to fulfill all conditions for an approved special use permit and was recommending approval of ZOA-02-11 and that it be forwarded to City Council for final consideration.

Jennifer Lazovich of Kaempfer Crowell Renshaw Gronauer & Fiorentino, 8345 West Sunset Road #250, Las Vegas, NV 89113 appeared on behalf of the applicant indicating she concurred with Staff recommendation. She explained Republic Services was similar to a utility in the sense that they did provide a service to the City which was the exclusive collection, transportation and disposal of solid waste within the City of North Las Vegas; however, because they did not strictly meet the definition of a public utility, they were requesting the text amendment. If the text amendment was approved, it would allow Republic Services ten years to complete the expansion of their transfer station at Cheyenne Avenue and Commerce Street, which was approved by the Commission as UN-20-10 in March, 2010 and no other extensions would be required, which would be a benefit in the long term.

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

Chairman Trivedi closed the Public Hearing.

Chairman Trivedi asked if Republic Services had plans to expand to APEX/KAPEX in the future.

Bob Coyle of Republic Services, 770 East Sahara Avenue, 4th Floor, Las Vegas, NV 89104 responded they did not. They were building a landfill, methane gas recovery system that would generate approximately 10 mega watts of electricity, which should be completed in December, 2011 or January, 2012. In conjunction with the previous approval, they plan to do all the improvements requested by the City, which would be the block wall on Cheyenne Avenue and Commerce Street and the utilities placed underground at the

Cheyenne transfer station and anticipated those improvements to be under construction in the second half of the year and completed in the second quarter of 2012.

Commissioner Dean Leavitt stated it was a prudent decision of the City to allow the opportunity for certain uses to have an extended period of time before they had to request an extension of time and was in support of the application.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Commissioner DePhillips

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

NAYS: None

ABSTAIN: None

Item No. 8 was heard next.

5. **UN-01-11 (42160) NORTHGATE FOURSQUARE CHURCH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LM CONSTRUCTION CO. LLC, ON BEHALF OF INTERNATIONAL CHURCH OF FOURSQUARE GOSPEL, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN R-E, RANCH ESTATES DISTRICT TO ALLOW A CHURCH. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF WASHBURN ROAD AND DONNA STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-35-302-001, 124-35-302-002 AND 124-35-302-003.**

It was requested by Staff to continue UN-01-11 to February 9, 2011.

ACTION: CONTINUED TO FEBRUARY 9, 2011

MOTION: Commissioner Leavitt

SECOND: Chairman Trivedi

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

NAYS: None

ABSTAIN: None

6. **UN-02-11 (42163) SIMMONS PLAZA (PUBLIC HEARING). AN APPLICATION SUBMITTED BY BERTHA RICE ON BEHALF OF SIMMONS ASSOCIATES LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A SECONDHAND DEALER. THE PROPERTY IS LOCATED AT 2815 W. LAKE MEAD BOULEVARD, SUITE 103. THE ASSESSOR'S PARCEL NUMBER IS 139-20-614-002.**

It was requested by Staff to continue UN-02-11 to February 9, 2011.

ACTION: CONTINUED TO FEBRUARY 9, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

7. **UN-03-11 (42172) AMERICAN NIGHTMARE TATTOO (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MICKEY WRIGHT ON BEHALF OF WEST CRAIG PLAZA LLC, PROPERTY OWNER FOR A SPECIAL USE PERMIT IN A C-2, GENERAL COMMERCIAL DISTRICT TO ALLOW A TATTOO PARLOR. THE PROPERTY IS LOCATED AT 4444 WEST CRAIG ROAD, SUITE #116. THE ASSESSOR'S PARCEL NUMBER IS 139-06-201-010.**

It was requested by Staff to continue UN-03-11 to February 9, 2011.

ACTION: CONTINUED TO FEBRUARY 9, 2011

MOTION: Commissioner Leavitt

SECOND: Commissioner Aston

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

NAYS: None

ABSTAIN: None

Item No. 9 was heard next.

- 8. T-1341 (42162) COLTON/BRAZIL ADDITION. AN APPLICATION SUBMITTED BY HABITAT FOR HUMANITY LAS VEGAS, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-1, SINGLE FAMILY LOW DENSITY DISTRICT CONSISTING OF SIX (6) RESIDENTIAL LOTS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF BRAZIL STREET & COLTON AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-12-403-001.**

The application was presented by Robert Eastman, Principal Planner who explained the subdivision was on approximately nine tenths of an acre with a density of 6.7 units per acre. Every lot met the R-1 requirements for a 6,000 square foot lot and the density was so much greater due to the fact that the subdivision did not need to supply any additionally road network; therefore, while the density was greater than what would normally be seen in an R-1 District, it was in compliance with the Zoning classification. Since the original staff report was written, the applicant submitted a revised tentative map and was now requesting one waiver of the Title 17 requirements, which prohibit the fronting of homes on a 60 foot right-of-way. Because of the nature of the property, the only way the subdivision worked, was if the homes do front on that road network and Staff was supporting the waiver request and were recommending approval of T-1341 subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this site shall comply with all applicable codes and ordinances, including but not limited to, the attached departmental memoranda.
2. The development of this site shall be in compliance with the requirements set forth in the Residential Development Standards and Design Guidelines, with the exception or specification of the following:
 - a. Title 17.24.210.C.5 prohibits homes from fronting sixty (60) feet or greater rights-of-way. A waiver of this section is hereby granted.
 - b. Title 17.24.210.E.1 requires corner side lot landscaping for all lots not facing the street. A minimum 15 feet of landscaping, which may include the five-foot sidewalk, shall be provided along the corner side lot area (north side) of Lot 5. Said landscape area shall be provided within a Common Element or a Landscape Easement and shall be recorded with the Final Map.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.

4. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
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. Sidewalk adjacent to Brazil Street
 - b. Colton Avenue
6. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
7. Proposed residential driveway slopes shall not exceed twelve percent (12%).
8. All Nevada Energy 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.

Scott Anderson, Civil Engineer, 810 Galingale Court, Henderson, NV 89015 appeared on behalf of the applicant indicating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

Item No. 15 was heard next.

OLD BUSINESS

9. **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, AND NOVEMBER 24, 2009, JANUARY 13 AND JULY 28, 2010)**

Item Nos. 9 through 14 were heard together.

It was requested by the applicant to continue AMP-08-08 to July 13, 2011.

Bill Curran, Ballard Spahr, 100 North City Parkway, Suite 1750, Las Vegas, NV 89106 appeared on behalf of the applicant explaining City Council had commissioned a study of the need for gaming, whether it should be expanded or limited within the City and a report was completed, submitted to Council and was taken under consideration without having taken action, so, like the other applicant who was similarly situated, the applicant has requested the applications continue to be held until such time as the City Council determines the direction they are going.

Chairman Dilip Trivedi disclosed that he had spoken to Mr. Curran regarding adding community gardens in the parking lots of the proposed casinos, but did not feel it would affect his judgement and would be voting on the application.

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

Chairman Trivedi closed the Public Hearing.

ACTION: CONTINUED TO JULY 13, 2011

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

10. **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, AND NOVEMBER 24, 2009, JANUARY 13 AND JULY 28, 2010)**

Item Nos. 9 through 14 were heard together.

It was requested by the applicant to continue VAC-07-08 to July 13, 2011.

Bill Curran, Ballard Spahr, 100 North City Parkway, Suite 1750, Las Vegas, NV 89106 appeared on behalf of the applicant explaining City Council had commissioned a study of the need for gaming, whether it should be expanded or limited within the City and a report was completed, submitted to Council and was taken under consideration without having taken action, so, like the other applicant who was similarly situated, the applicant has requested the applications continue to be held until such time as the City Council determines the direction they are going.

Chairman Dilip Trivedi disclosed that he had spoken to Mr. Curran regarding adding community gardens in the parking lots of the proposed casinos, but did not feel it would affect his judgement and would be voting on the application.

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

Chairman Trivedi closed the Public Hearing.

ACTION: CONTINUED TO JULY 13, 2011

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

11. **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, AND NOVEMBER 24, 2009, JANUARY 13 AND JULY 28, 2010)**

Item Nos. 9 through 14 were heard together.

It was requested by the applicant to continue AMP-07-08 to July 13, 2011.

Bill Curran, Ballard Spahr, 100 North City Parkway, Suite 1750, Las Vegas, NV 89106 appeared on behalf of the applicant explaining City Council had commissioned a study of the need for gaming, whether it should be expanded or limited within the City and a report was completed, submitted to Council and was taken under consideration without having taken action, so, like the other applicant who was similarly situated, the applicant has requested the applications continue to be held until such time as the City Council determines the direction they are going.

Chairman Dilip Trivedi disclosed that he had spoken to Mr. Curran regarding adding community gardens in the parking lots of the proposed casinos, but did not feel it would affect his judgement and would be voting on the application.

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

Chairman Trivedi closed the Public Hearing.

ACTION: CONTINUED TO JULY 13, 2011

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

12. **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, AND NOVEMBER 24, 2009, JANUARY 13 AND JULY 28, 2010)**

Item Nos. 9 through 14 were heard together.

It was requested by the applicant to continue ZN-20-08 to July 13, 2011.

Bill Curran, Ballard Spahr, 100 North City Parkway, Suite 1750, Las Vegas, NV 89106 appeared on behalf of the applicant explaining City Council had commissioned a study of the need for gaming, whether it should be expanded or limited within the City and a report was completed, submitted to Council and was taken under consideration without having taken action, so, like the other applicant who was similarly situated, the applicant has requested the applications continue to be held until such time as the City Council determines the direction they are going.

Chairman Dilip Trivedi disclosed that he had spoken to Mr. Curran regarding adding community gardens in the parking lots of the proposed casinos, but did not feel it would affect his judgement and would be voting on the application.

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

Chairman Trivedi closed the Public Hearing.

ACTION: CONTINUED TO JULY 13, 2011

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

13. **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, AND NOVEMBER 24, 2009, JANUARY 13 AND JULY 28, 2010)**

Item Nos. 9 through 14 were heard together.

It was requested by the applicant to continue GED-03-08 to July 13, 2011.

Bill Curran, Ballard Spahr, 100 North City Parkway, Suite 1750, Las Vegas, NV 89106 appeared on behalf of the applicant explaining City Council had commissioned a study of the need for gaming, whether it should be expanded or limited within the City and a report was completed, submitted to Council and was taken under consideration without having taken action, so, like the other applicant who was similarly situated, the applicant has requested the applications continue to be held until such time as the City Council determines the direction they are going.

Chairman Dilip Trivedi disclosed that he had spoken to Mr. Curran regarding adding community gardens in the parking lots of the proposed casinos, but did not feel it would affect his judgement and would be voting on the application.

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

Chairman Trivedi closed the Public Hearing.

ACTION: CONTINUED TO JULY 13, 2011

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

14. **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, AND NOVEMBER 24, 2009, JANUARY 13 AND JULY 28, 2010)**

Item Nos. 9 through 14 were heard together.

It was requested by the applicant to continue UN-64-08 to July 13, 2011.

Bill Curran, Ballard Spahr, 100 North City Parkway, Suite 1750, Las Vegas, NV 89106 appeared on behalf of the applicant explaining City Council had commissioned a study of the need for gaming, whether it should be expanded or limited within the City and a report was completed, submitted to Council and was taken under consideration without having taken action, so, like the other applicant who was similarly situated, the applicant has requested the applications continue to be held until such time as the City Council determines the direction they are going.

Chairman Dilip Trivedi disclosed that he had spoken to Mr. Curran regarding adding community gardens in the parking lots of the proposed casinos, but did not feel it would affect his judgement and would be voting on the application.

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

Chairman Trivedi closed the Public Hearing.

ACTION: CONTINUED TO JULY 13, 2011

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

Item No. 3 was heard next.

15. **AMP-09-10 (42108) AMENDMENT TO THE 2006 COMPREHENSIVE MASTER PLAN - RESOLUTION NO. 2453 (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS FOR AN AMENDMENT TO THE CITY OF NORTH LAS VEGAS 2006 COMPREHENSIVE MASTER PLAN, TO AMEND CHAPTER 3, GUIDING PRINCIPLES, GOALS, AND POLICIES, AND APPENDIX B, EXISTING CONDITIONS, TO COMPLY WITH THE REQUIREMENTS OF NRS 278.160(F), HOUSING PLAN; AND AMEND GOAL 7.5, WATER SUPPLY, AND GOAL 8.3, CODE ENFORCEMENT. A COPY OF THE PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN IS ON FILE WITH THE COMMUNITY DEVELOPMENT DEPARTMENT. (CONTINUED DECEMBER 8, 2010)**

The application was presented by Marc Jordan, Planning Manager who explained the application request was proposing to add requirements, which were required by Nevada Revised Statutes to Guiding Principal 1 and also various requirements to the Goals and Policies of Guiding Principal 1. The Utilities Department requested several word changes to Guiding Principal 7 and Code Enforcement requested some additions to Guiding Principals 1 and 8. Appendix B was amended to add the results of the 2009 Housing Conditions Survey. In proposing the amendments to the Planning Commission, and then to City Council, it was intended to address the future housing needs of the City and also to encourage housing that was equitable, assessable, attainable, and sustainable and to guarantee an enduring value of housing in the long-term livability of all neighborhoods. Included in the application is a Resolution that, if approved, would need to be signed and forwarded to City Council for final consideration with the proposed changes. Mr. Jordan explained this was the same plan, which was presented to the Commission in a work session in November and was originally scheduled for the December 8, 2010 Planning Commission Meeting and was continued to the January 12, 2011 meeting. Staff was recommending that AMP-09-10 be approved and forwarded to City Council for final consideration.

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

Chairman Trivedi closed the Public Hearing.

Commissioner Jay Aston asked if there had been significant changes to the document since the work session in November.

Mr. Jordan, explained there had been one change since the document was presented to the Commission in November, 2010. Nellis Air Force Base had a concern with the housing around a military installation and wording was read into the record to address their concerns on how future development around military installations would be reviewed and that wording was inserted on Page 14 of the document.

Commissioner Dean Leavitt was in support of the application.

ACTION: APPROVED; RESOLUTION OF THE PLANNING COMMISSION
NO. 2011-01 FORWARDED TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Brown

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

NAYS: None

ABSTAIN: None

Item No. 3 was heard next.

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 6:23 p.m.

APPROVED: February 9, 2011

/s/ Dilip Trivedi
Dilip Trivedi, Chairman

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