

**NOTICE AND AGENDA  
CITY OF NORTH LAS VEGAS  
PLANNING COMMISSION**

December 10, 2008

***All Staff Reports and attachments are available on the City's  
Website - [http:// www.cityofnorthlasvegas.com](http://www.cityofnorthlasvegas.com)***

The North Las Vegas City Council Chamber is accessible to all persons. For reasonable accommodations to those with disability impairments, please contact the ADA Coordinator at (702) 633-1510 or TDD (800) 326-6868 at least seventy-two (72) hours in advance of the meeting. For general questions regarding this agenda, please contact the Planning and Zoning Department at (702) 633-1516.

**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**

The decision of the Planning Commission on Use Permits and Variances is final unless appealed within seven days, in writing, to the City Clerk at which time a new public hearing will be scheduled before the City Council. Zoning reclassifications and amendments to the Comprehensive Plan automatically go forward to City Council upon approval by the Planning Commission; however, if the Planning Commission denies a Zoning Reclassification or amendment to the Comprehensive Plan, the decision is final unless appealed within seven days, in writing, to the City Clerk at which time a new public hearing will be scheduled before the City Council.

Unless Otherwise noted, all agenda items are **ACTION** items except for Public Forum issues. Individuals wishing to speak on Public Hearing items are encouraged to complete a yellow card and submit it to the Planning Commission. The applicant will be permitted up to ten (10) minutes to present his or her application to the Commission. If possible, the Commission members will hold any questions until the conclusion of the applicant's presentation.

After the close of the initial presentation by an applicant, anyone wishing to offer comments will be permitted up to three (3) minutes to offer his or her statement to the Commission regarding the application presented. At the conclusion of the public comment period, the applicant will be permitted five (5) minutes to present his or her summary/rebuttal to the Commission.

Any deviations from the above time limits must be approved by the Commission before commencing any presentation by the applicant or members of the general public. Any request to waive the above time restrictions is limited to one (1) minute. The Commission may grant additional time, if it is deemed necessary.

### **STANDARD CONDITIONS**

Standard Conditions are listed in Exhibit "A" and are attached to this agenda.

### **VERIFICATION**

Verification the Agenda and Meeting Notice was properly posted on the bulletin board at City Hall, the bulletin board at the Public Safety Building, the bulletin board at the North Las Vegas Public Library, the Aliante Library, and the North Las Vegas Post Office at Lake Mead Boulevard in compliance with N.R.S. 241, "The Open Meeting Law."

### **PLEDGE OF ALLEGIANCE**

Commissioner Dilip Trivedi

### **PUBLIC FORUM**

This is the first of two portions of the meeting devoted to the Public. After completing and submitting a yellow card, please come forward upon recognition by the Chairman and feel free to speak on any topic or item not listed on the agenda. Usually items received under this heading will be referred to the appropriate City staff for action at a later date. Items listed on the agenda will be heard after introduction by Staff. In consideration of other citizens, we ask that you please limit your comments to five minutes and that repetition be avoided. The Chairman may, at his discretion, hold the cards until the second Public Forum at the end of the meeting.

### **MINUTES**

- Approval of the minutes for the Planning Commission meeting of October 22, 2008 and November 12, 2008.

### **NEW BUSINESS**

1. **[UN-114-08 \(37290\) DEER SPRINGS TOWN CENTER](#)** (Public Hearing). An application submitted by Deer Springs Town Center, LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a convenience food restaurant. The property is located at the northeast corner of North 5<sup>th</sup> Street and Deer Springs Way. The Assessor's Parcel Number is 124-23-210-003.
2. **[UN-113-08 \(37272\) RUGRATS WORLD](#)** (Public Hearing). An application submitted by Sherezada Cifani, property owner, for a special use permit in an R-1, Single-Family Residential District to allow a child care facility; group home. The property is located at 6221 Villa Emo Street. The Assessor's Parcel Number is 124-29-111-020.
3. **[UN-116-08 \(37427\) DECATUR COURT](#)** (Public Hearing). An application submitted by Decatur Court, LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a convenience food restaurant. The property is located at 5530 Decatur Boulevard. The Assessor's Parcel Number is 124-31-101-008.
4. **[UN-118-08 \(37452\) COMMUNITY BIBLE CHURCH](#)** (Public Hearing). An application submitted by Pacific Design Concepts on behalf of CP Development, LLC, property owner, for a special use permit in a PUD, Planned Unit Development District to allow a church. The property is located at 3040 West Cheyenne Avenue, Suite 120. The Assessor's Parcel Number is 139-08-416-009.
5. **[UN-117-08 \(37448\) NEW CITY HALL AND CIVIC PLAZA](#)** (Public Hearing). An application submitted by the City of North Las Vegas, property owner, for a special use permit in an R-A/PSP, Redevelopment Area/Public/Semi-Public Subdistrict to allow a 145 foot high building where 60 feet is the maximum height allowed for the proposed 211,017 square foot North Las Vegas City Hall building. The property is located south of North Las Vegas Boulevard and approximately 200 feet west of Civic Center Drive. The Assessor's Parcel Number is 139-23-504-005.

6. [UN-119-08 \(37455\) 3 TOMATOES & A MOZZARELLA](#) (Public Hearing). An application submitted by Richard Tyson Jr. on behalf of Craig Road Group LLC, property owner, for a special use permit in a C-2, General Commercial District to allow an "on-sale" establishment (full liquor on-sale) and a waiver of the 400 feet proximity distance requirement from a park. The property is located at 945 West Craig Road. The Assessor's Parcel Number is 139-04-713-009.
7. [VAC-16-08 \(37438\) MILLER SUBSTATION](#) (Public Hearing). An application submitted by NV Energy, property owner, to vacate a 25-foot slope easement along the southern property line. The property is located at the northwest corner of Commerce Street and Carey Avenue. Assessor's Parcel Number is 139-15-401-010.
8. [UN-36-03 \(37292\) NORTH COAST HOTEL & CASINO](#) (Public Hearing). An application submitted by Coast Hotel & Casinos, Inc., property owner, for an extension of time of a previously approved special use permit in a C-2, General Commercial District to allow a casino/hotel and to allow a building to exceed the maximum building height of 60 feet (approximately 190 feet). The property is located at 4205 East Centennial Parkway. The Assessor's Parcel Number is 123-30-501-008.
9. [ZN-27-08 \(37635\) GOLDFIELD PLAZA CONDOMINIUMS](#) (Public Hearing). An application submitted by the City of North Las Vegas on behalf of Jimmy J. Stubler, Hubert S. and Zelpha M. Wingerd, property owners, for a reclassification of property from an R-A/R-2, Redevelopment Area/Medium High Density Residential Subdistrict to an M-1, Business Park Industrial District. The property is located at 1813-1819 Goldfield Street. The Assessor's Parcel Numbers are 139-22-710-000 through 139-22-710-006.
10. [ZOA-11-08 \(37569\) CNLV PAWNSHOP ORDINANCE](#) (Public Hearing). An application submitted by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), Sections 17.12.020, 17.24.020, and 17.28.050 to change the requirements for deferred deposit loans, short-term loans, auto-title loans and pawnshops; and to provide for other matters properly related thereto.
11. [FDP-06-08 \(37451\) HANGARS AT CLAYTON](#) An application submitted by Commercial Lofts LLC, property owner, for a final development plan in a PUD, Planned Unit Development District consisting of an office/warehouse development. The property is located at the southwest corner of Colton Avenue and Clayton Street. The Assessor's Parcel Numbers are 139-08-811-000 through 139-08-811-044.

12. [SPR-19-08 \(37422\) BROADACRES OPEN AIR MARKET](#) An application submitted by Broadacres Open Air Marketplace, LLC, property owner, for an amendment to a previously approved site plan review in a C-3, General Service Commercial District to amend a condition of approval. The property is located at 2960 North Las Vegas Boulevard. The Assessor's Parcel Numbers are 139-13-605-006 through 139-13-605-010.

### **OLD BUSINESS**

13. [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 and August 13, 2008)**
14. [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 and August 13, 2008)**
15. [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 and August 13, 2008)**
16. [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 and August 13, 2008)**

17. [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 and August 13, 2008)**
18. [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 and August 13, 2008)**
19. [SPR-25-08 \(36344\) INDIO APARTMENTS](#) An application submitted by Ann Allen Commons LLC, property owner for a site plan review in an R-3, Multi-Family Residential District consisting of a 166 unit multi-family development. The property is located east of Willis Street and approximately 370 feet north of Ann Road. The Assessor's Parcel Number is 124-30-802-022. **(Continued August 27, September 24 and October 22, 2008)**
20. [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. **(Continued November 12, 2008)**
21. [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. **(Continued November 12, 2008)**

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**DIRECTOR'S BUSINESS**

**CHAIRMAN'S BUSINESS**

**ADJOURNMENT**

**STANDARD CONDITIONS**

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.
6. New street names must be submitted to the City of Las Vegas Central Fire Alarm Office and the U.S. Postal Service for review and approval prior to submittal of the conformed tentative map.
7. The North Las Vegas Traffic Engineer may require minor revisions to the interior streets prior to the approval of the tentative map or final map for the project.
8. A water network analysis must be submitted with the civil improvement plans.
9. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.
10. The prospective homeowners shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm.
11. Measures to achieve a noise level reduction, outdoor to indoor, of 25 decibels must be incorporated into the design and construction.
12. All known soil conditions shall be shown on the civil improvements plans. Soil conditions that affect landscaping and wall construction may substantially alter the site plan and require submission of a revised site plan, which must be approved by the Development Services Director or her designee prior to approval of the civil improvement plans.