

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

January 14, 2009

***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 Dean Leavitt

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 December 10, 2008.

NEW BUSINESS

1. **[UN-05-09 \(37742\) CONVENIENCE FOOD STORE WITH GAS PUMPS](#)** (Public Hearing). An application submitted by Burbank, LLC, 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 8390 North Decatur Boulevard. The Assessor's Parcel Number is 124-07-301-009.
2. **[VN-01-09 \(37778\) SPEEDWAY HOTEL & CASINO](#)** (Public Hearing). An application submitted by Ganaste LLC, property owner, for a variance in a C-2, General Commercial District to allow a 13 foot building setback; a 12 foot building setback, a one (1) foot building setback; and a zero (0) foot building setback where 20 feet is the minimum building setback required. 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.
3. **[UN-01-09 \(37629\) MERCY AIR](#)** (Public Hearing). An application submitted by Mercy Air Services, Inc. on behalf of Stars & Stripes Heliplex, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a temporary building. The property is located at 500 East Cheyenne Avenue. The Assessor's Parcel Number is 139-11-401-007.
4. **[UN-03-09 \(37726\) ENERSYS DELAWARE, INC.](#)** (Public Hearing). An application submitted by Ener Sys Delaware Inc. on behalf of Civic Center, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow the storage of hazardous materials (30 lead acid battery pallets with a total of 1,260 Electrolyte gallons; and two (2) 55 gallon drums of Sulphuric Acid). The property is located at 3878 Civic Center Drive. The Assessor's Parcel Number is 139-12-110-021.
5. **[UN-109-06 \(37660\) CENTENNIAL VILLAGE](#)** (Public Hearing). An application submitted by Great American Capital on behalf of Centennial Village, LLC, property owner, for an extension of time for a previously approved special use permit in a C-1, Neighborhood Commercial District to allow a convenience food store with gas pumps and an automobile washing establishment (drive-through). The property is located at the southeast corner of Rome Boulevard and Losee Road. The Assessor's Parcel Number is 124-24-414-003.

6. [UN-02-09 \(37725\) SUPER DUTY SHOP](#) (Public Hearing). An application submitted by Mike Smith, on behalf of T. Brothers Properties, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an auto repair facility. The property is located at 3816 Civic Center Drive. The Assessor's Parcel Number is 139-12-103-038.
7. [UN-06-09 \(37743\) ANN SELF STORAGE](#) (Public Hearing). An application submitted by Omnipoint Communications, Inc. on behalf of Ann Self Storage LLC, property owner, for a special use permit in an O-L/DA, Open Land District/Development Agreement to allow a 100 foot telecommunications tower to be located 49 feet from a residential zoned property where 200 feet is required. The property is located at 5650 Revere Street. The Assessor's Parcel Number is 124-28-801-004.
8. [ZN-44-02 \(37738\) ANN & FIFTH](#) (Public Hearing). An application submitted by Maria Enamorado, on behalf of Bouquet, Inc., property owner, to amend a previously approved PUD, Planned Unit Development District consisting of a retail/commercial development to amend conditions of approval. The property is located at 5575 North Fifth Street. The Assessor's Parcel Numbers are 124-34-502-006 and 124-34-502-007.
9. [WAV-02-09 \(37737\) DRIVEWAY WAIVER](#). An application submitted by Galaxy 7, Properties, Inc. on behalf of Eagle 7, Properties LLC, property owner, for a waiver of Development Standards from Title 16 for a driveway location. The property is located at the northwest corner of Azure Avenue and North 5th Street. The Assessor's Parcel Number is 124-27-504-008.
10. [T-1329 \(37632\) ANN/MT HOOD LLC](#). An application submitted by Ann Mt. Hood LLC, property owner, for approval of a tentative map in an M-2, General Industrial District to allow a (1) one lot industrial subdivision. The property is located at the northeast corner of Mt. Hood Street and Ann Road. The Assessor's Parcel Number is 123-27-801-001.
11. [T-1330 \(37734\) TROPICAL/LOSEE](#). An application submitted by R & S Tropical, 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 southwest corner of Tropical Parkway and Losee Road. The Assessor's Parcel Number is 124-26-701-009.
12. [WAV-01-09 \(37733\) TROPICAL/LOSEE](#). An application submitted by R & S Tropical, LLC, property owner, for a waiver from Title 16 to waive the required off-site improvements for a proposed commercial subdivision. The property is located at the southwest corner of Tropical Parkway and Losee Road. The Assessor's Parcel Number is 124-26-701-009.

13. [T-1331 \(37735\) TROPICAL/BEESLEY.](#) An application submitted by Tropical 10 LLC, property owner, for approval of a tentative map in an M-2, General Industrial District to allow a one (1) lot industrial subdivision. The property is located at the southeast corner of Tropical Parkway and Beesley Drive. The Assessor's Parcel Numbers are 123-27-301-002 and 123-27-301-003.

OLD BUSINESS

14. [SPR-25-08 \(36344\) INDIGO 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, October 22, and December 10, 2008)**
15. [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 eight (8) 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 and December 10, 2008)**
16. [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. **(Continued December 10, 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.