

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

May 13, 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 Jo Cato

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 April 8, 2009.
- Approval of the minutes for the Planning Commission meeting of April 22, 2009.

NEW BUSINESS

1. **[VN-06-09 \(38563\) BOLES STORAGE & PATIO COVER](#)** (Public Hearing). An application submitted by Diane Boles, property owner, for a variance in an R-1, Single-Family Residential District to allow a two (2) foot rear yard building setback where 15 feet is the minimum rear yard building setback required; and to allow a two (2) foot side yard building setback where five (5) feet is the minimum side yard building setback required. The property is located at 512 Elizabeth Avenue. The Assessor's Parcel Number is 139-22-113-020.
2. **[UN-26-09 \(38725\) GRANNY'S GARDEN CHILD CARE](#)** (Public Hearing). An application submitted by Deborah Cox-Moore on behalf of Mark and Amber Crowe, property owners, 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 3818 Discovery Creek Avenue. The Assessor's Parcel Number is 124-30-710-027.
3. **[UN-27-09 \(38748\) CHIPOTLE MEXICAN GRILL](#)** (Public Hearing). An application submitted by Chipotle Mexican Grill, Inc. on behalf of Craig Losee Corner, 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). The property is located at 2546 East Craig Road, Suite 100. The Assessor's Parcel Number is 139-01-210-005.
4. **[VAC-14-07 \(38676\) SPEEDWAY INDUSTRIAL](#)** (Public Hearing). An application submitted by Business Properties Group on behalf of Tropical Industrial Partners, property owner, for an amendment to the conditions of approval for the vacation of Castleberry Lane between Tropical Parkway and El Campo Grande. The Assessor's Parcel Number is 123-28-701-007.

5. [**VN-08-07 \(38628\) SHADE**](#) (Public Hearing). An application submitted by Blue Heron Properties on behalf of Goldfield Homes, LLC and Goldfield Centennial, LLC, property owners, for an extension of time for a previously approved variance in an R-3, Multi-Family Residential District to allow a ten (10) foot building setback where 20 feet is required for detached garages. The property is located at the southeast corner of Rome Boulevard and Goldfield Street. The Assessor's Parcel Numbers are 124-22-801-007 and 124-22-801-011.
6. [**SPR-18-07 \(38630\) SHADE**](#). An application submitted by Blue Heron Properties on behalf of Goldfield Homes, LLC and Goldfield Centennial, LLC, property owners, for an extension of time for a previously approved site plan review in an R-3, Multi-Family Residential District consisting of a 379-unit condominium development. The property is located at the southeast corner of Rome Boulevard and Goldfield Street. The Assessor's Parcel Numbers are 124-22-801-007 and 124-22-801-011.
7. [**T-1286 \(38692\) SHADE**](#). An application submitted by Blue Heron Properties on behalf of Goldfield Homes, LLC and Goldfield Centennial, LLC, property owners, for an extension of time for a previously approved tentative map in an R-3, Multi-Family Residential District consisting of a 379-unit condominium development. The property is located at the southeast corner of Rome Boulevard and Goldfield Street. The Assessor's Parcel Numbers are 124-22-801-007 and 124-22-801-011.
8. [**UN-15-07 \(38629\) SHADE**](#) (Public Hearing). An application submitted by Blue Heron Properties on behalf of Goldfield Homes, LLC and Goldfield Centennial, LLC, property owners, for an extension of time for a previously approved special use permit in an R-3, Multi-Family Residential District to allow 40 foot high buildings where 35 feet is the maximum height allowed. The property is located at the southeast corner of Rome Boulevard and Goldfield Street. The Assessor's Parcel Numbers are 124-22-801-007 and 124-22-801-011.
9. [**VAC-05-09 \(38736\) VINCENT L. TRIGGS E.S.**](#) (Public Hearing). An application submitted by the Clark County School District, property owner, to vacate a roadway easement for a proposed elementary school. The property is located south of Virage Park Drive and approximately 700 feet east of Aviary Way. The Assessor's Parcel Number is 124-18-610-001.
10. [**VN-07-09 \(38737\) VINCENT L. TRIGGS E.S.**](#) (Public Hearing). An application submitted by the Clark County School District, property owner, for a variance in an PSP- MPC, Public/Semi-Public Master Planned Community District to allow a 14.8 foot high wall (8.8 foot high retaining wall and 6 foot high screen wall) where a 12 foot high wall is the maximum height allowed. The property is located at the southeast corner of Aviary Way and Virage Park Drive. The Assessor's Parcel Number is 124-18-610-001.

11. [**ZN-97-05 \(38731\) COMMERCIAL LOFTS**](#) (Public Hearing). An application submitted by Commercial Lofts, LLC, property owner, for an amendment to a previously approved PUD, Planned Unit Development District to modify parking lot landscaping. The property is located at 3355 Clayton Street. The Assessor's Parcel Numbers are 139-08-811-001 through 139-08-811-044.
12. [**SPA-01-09 \(38634\) POPPA'S BAR**](#). An application submitted by Bill Weiler on behalf of Weiler B. Under Trust Agreement, property owner, for an administrative appeal of the Planning and Zoning Department's interpretation that an approved drainage facility must prevent vehicular and pedestrian access between an existing Restricted Gaming Liquor location and a proposed Restricted Gaming Liquor location. The property is located at 2750 East Craig Road. The Assessor's Parcel Number is 139-01-201-015.
13. [**T-1288 \(38733\) NORTHGATE PHASE I**](#). An application submitted by Darrin Pappa on behalf of Diamond Lamb LLC, property owner, for approval of an extension of time for a previously approved tentative map in an MUD MX-3, Mixed Use Development Regional Center Mixed Use for a one (1) lot mixed-use subdivision. The property is located at the northeast corner of Ann Road and Lamb Boulevard. The Assessor's Parcel Numbers are 123-29-301-002 and 123-29-301-003, 123-29-401-004 through 123-29-401-007, 123-29-401-012, 123-29-401-013 and 123-29-401-015.

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 and January 14, February 25, March 25 and April 22, 2009)**

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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.