

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

June 24, 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 Jay Aston

### **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 May 13, 2009.
- Approval of the minutes for the Planning Commission meeting of May 27, 2009.

### NEW BUSINESS

1. [ZN-02-09 \(38930\) JN NTH FIFTH PROJECT](#) (Public Hearing). An application submitted by Jerry's Nugget Inc., property owner, for reclassification of property from an R-A/CR, Redevelopment Area/Commercial Retail Subdistrict to an R-A/CHE, Redevelopment Area/Casino/Hotel/Entertainment Subdistrict. The properties are located south of Williams Avenue approximately 163 feet west of Las Vegas Boulevard. The Assessor's Parcel Numbers are 139-23-310-034, 139-23-310-035 and 139-23-310-036. **(Moved from June 10, 2009 meeting due to lack of a quorum)**
2. [ZOA-02-09 \(38961\) CNLV - LIQUOR USES](#) (Public Hearing). An application submitted by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), Section 17.24.105.C. to amend proximity distance requirements for "Off-Sale" liquor uses and other matters properly related thereto. **(Moved from June 10, 2009 meeting due to lack of a quorum)**
3. [ZOA-03-09 \(38962\) CNLV - PAWNSHOPS & AUTO TITLE LOANS](#) (Public Hearing). An application submitted by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), Section 17.24.020.C. (Pawnshops) and (Auto Title Loans) to amend proximity distance requirements and other matters properly related thereto. **(Moved from June 10, 2009 meeting due to lack of a quorum)**
4. [SPR-07-09 \(38928\) UNIVERSAL URETHANE INC.](#) An application submitted by T. Scott Evans on behalf of James Hildreth, property owner, for a site plan review in an M-2, General Industrial District to allow a metal building. The property is located at 4201 East Lone Mountain Road. The Assessor's Parcel Number is 140-06-510-018. **(Moved from June 10, 2009 meeting due to lack of a quorum)**
5. [SPR-08-09 \(38935\) WEBBSITE BUSINESS PARK.](#) An application submitted by Passco Companies Development on behalf of PCDC Development Fund 2006 LLC, property owner, for a site plan review in an M-2, General Industrial District to allow an industrial development consisting of approximately 270,450 square feet. The property is located at the northeast corner of Beesley Drive and Tropical Parkway. The Assessor's Parcel Numbers are 123-27-201-025 and 123-27-201-026. **(Moved from June 10, 2009 meeting due to lack of a quorum)**

6. [T-1334 \(38936\) PASSCO INDUSTRIAL DEVELOPMENT](#). An application submitted by Passco Companies Development on behalf of PCDC Development Fund 2006 LLC, property owner, for an 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 northeast corner of Beesley Drive and Tropical Parkway. The Assessor's Parcel Numbers are 123-27-201-025 and 123-27-201-026. **(Moved from June 10, 2009 meeting due to lack of a quorum)**
7. [VAC-04-09 \(39012\) VACATION OF TONOPAH TO J. NUGGET, INC.](#) (Public Hearing). An application submitted by Jerry's Nugget Inc., property owner, to vacate a portion of Tonopah Street between North Fifth Street and Las Vegas Boulevard. The Assessor's Parcel Number is 139-23-302-001.
8. [UN-31-09 \(38971\) DRAEGER SAFETY DIAGNOSTIC, INC.](#) (Public Hearing). An application submitted by Draeger Safety Diagnostic, Inc. on behalf of The Leibsohn Family Trust, property owner, for a special use permit in an M-2, General Industrial District to allow an auto service facility. The property is located at 3433 Losee Road, Suite 8. The Assessor's Parcel Number is 139-11-701-006.
9. [UN-33-09 \(39013\) GROUND SET](#) (Public Hearing). An application submitted by David Douglas on behalf of 3853, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an auto service facility and retail store. The property is located at 3853 East Craig Road. The Assessor's Parcel Number is 140-06-210-032.
10. [UN-34-09 \(39022\) FREHNER FUEL TANKS](#) (Public Hearing). An application submitted by Frehner Construction Company on behalf of JRTL, LTD., property owner, for a special use permit in an M-2, General Industrial District to allow the storage of hazardous materials (27,500 gallons of diesel fuel in two (2) above ground storage tanks). The property is located at 3101 East Craig Road. The Assessor's Parcel Numbers are 139-01-304-004 and 139-01-702-004.
11. [UN-89-08 \(39041\) RUBY DUNCAN ELEMENTARY SCHOOL](#) (Public Hearing). An application submitted by Clark County School District, property owner, for an amendment to a previously approved special use permit in a PSP, Public/Semi-Public District to amend a condition requiring a meandering sidewalk. The property is located at the northeast corner of Commerce Street and Rome Boulevard. The Assessor's Parcel Number is 124-22-701-001.
12. [ZOA-05-09 \(39090\) TITLE 17, RANCH ESTATES PRESERVATION OVERLAY DISTRICT](#) (Public Hearing). An application submitted by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), adding a new section 17.20.205, creating an R-E, Ranch Estates Preservation Overlay District; providing guidelines for development with the district; and to provide for other matters properly related thereto.

**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, August 13, and December 10, 2008 and March 11, 2009)**
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, August 13, and December 10, 2008 and March 11, 2009)**
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, August 13, and December 10, 2008 and March 11, 2009)**
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, August 13, and December 10, 2008 and March 11, 2009)**
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, August 13, and December 10, 2008 and March 11, 2009)**

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, August 13, and December 10, 2008 and March 11, 2009)**
  
19. [\*\*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, May 13 and 27, 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.