

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

July 22, 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 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 June 24, 2009.

NEW BUSINESS

1. **[VN-09-09 \(39155\) TASCHNER SHEDS](#)** (Public Hearing). An application submitted by Ronald and Rita Taschner, property owners, for a variance in an R-1, Single-Family Residential District to allow a zero (0) rear yard building setback and side yard building setback where three (3) feet is the minimum building setback required for two (2) existing accessory structures. The variance is also to allow a one (1) foot and a three (3) foot separation from the principle structure where a five (5) foot separation is the minimum required. The property is located at 4627 Imperial Beach Street. The Assessor's Parcel Number is 139-07-115-085.
2. **[UN-40-09 \(39205\) NV-LSV 643 CLEAR WIRELESS](#)** (Public Hearing). An application submitted by Clear Wireless LLC on behalf of Glen Anderson, property owner, for a special use permit in an M-2, General Industrial District to allow a 100-foot telecommunications tower to be located approximately 122 feet from an existing telecommunications tower where a 750 foot separation is required. The property is located at 2604 Losee Road. The Assessor's Parcel Number is 139-15-802-009.
3. **[UN-39-09 \(39179\) PECOS MART AND DELI U-HAUL RENTAL](#)** (Public Hearing). An application submitted by Lane Holmes on behalf of Stop N Shop 2 Land, LLC, property owner, for a special use permit in a C-2, General Commercial District to allow rental vehicles (U-Haul). The property is located at 3025 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-506-004.

4. [UN-41-09 \(39217\) PECOS MART AND DELI SMOG STATION](#) (Public Hearing). An application submitted by Lane Holmes on behalf of Stop N Shop 2 Land, LLC, property owner, for a special use permit in a C-2, General Commercial District to allow an automobile service facility (smog station). The property is located at 3025 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-506-004.

5. [FDP-01-09 \(39215\) DOTTY'S #46 AT LAKE MEAD](#). An application submitted by Dotty's on behalf of Corner Shopping Center Inc., property owner, for a final development plan review in an R-A/CR, Redevelopment Area/Commercial Retail Subdistrict (Proposed PUD, Planned Unit Development District) consisting of a 3,500 square foot non-restricted gaming establishment and 2,930 square feet of retail and office space. The property is located at the southeast corner of Lake Mead Boulevard and Civic Center Drive. The Assessor's Parcel Numbers are 139-24-310-001 and 139-24-310-002.

6. [SPR-10-09 \(39213\) COLEMAN AIRPARK II/III](#). An application submitted by Coleman Airpark II, LLC and Coleman Airpark III, LLC, property owners, for a site plan review in an M-1, Business Park Industrial District to allow approximately 687,000 square feet or 638,000 square feet of office/warehouse space. The property is located at the northeast corner of Evans Avenue and Coleman Street. The Assessor's Parcel Number is 139-17-611-001.

OLD BUSINESS

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. **(Continued June 24, 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.