

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

October 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 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 September 9, 2009.
- Approval of the minutes for the Planning Commission meeting of September 23, 2009.

NEW BUSINESS

1. [**VN-18-09 \(39677\) ARCO AM/PM**](#) (Public Hearing). An application submitted by K & C LV Investment LLC, property owner, for a variance in a C-2, General Commercial District to allow a ten (10) foot building setback where a 20 foot building setback is the minimum required. The property is located at 2000 East Cheyenne Avenue. The Assessor's Parcel Number is 139-11-805-001.
2. [**UN-54-09 \(39676\) ARCO AM/PM**](#) (Public Hearing). An application submitted by K & C LV Investment, LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a convenience food store with gas pumps. The property is located at 2000 East Cheyenne Avenue. The Assessor's Parcel Number is 139-11-805-001.
3. [**UN-56-09 \(39729\) THE CRAIG COMMERCE CENTER**](#) (Public Hearing). An application submitted by CNC Racing on behalf of Harsch Investment Properties, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile repair facility. The property is located at 2707 East Craig Road, Suites J & K. The Assessor's Parcel Number is 139-01-301-002.
4. [**UN-58-09 \(39733\) T & A AUTO REPAIR**](#) (Public Hearing). An application submitted by Oscar Talamantes on behalf of D M Real Estate Holdings LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile repair facility. The property is located at 4535 Statz Street, Unit I. The Assessor's Parcel Number is 139-01-201-019.
5. [**ZN-05-09 \(39731\) 6090 RANGE ROAD**](#) (Public Hearing). An application submitted by Walter Sargent, property owner, for reclassification of property from a C-2, General Commercial District to an M-2, General Industrial District. The property is located at 6090 Range Road. The Assessor's Parcel Number is 123-28-201-008.

6. [**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. The property is located at the southwest corner of Ann Road and North Fifth Street. The Assessor's Parcel Numbers are 124-34-502-006 and 124-34-502-007.
7. [**SPR-16-09 \(39730\) LAS VEGAS ATHLETIC CLUBS**](#). An application submitted by Las Vegas Racquetball Club, Inc DBA Las Vegas Athletic Clubs on behalf of Decatur Tropics LLC, property owner, for a site plan review in a C-2, General Commercial District to allow a commercial/retail center with 87,750 square feet for a health and exercise center and retail uses. The property is located at the northeast corner of Decatur Boulevard and Tropical Parkway. The Assessor's Parcel Numbers are 124-30-204-001, 124-30-204-002 and 124-30-204-005.
8. [**SPR-12-08 \(39642\) LAS FLORES SHOPPING CENTER**](#). An application submitted by Montecito Commercial, LLC on behalf of BJS Las Vegas, LLC, property owner, for an extension of time for a previously approved site plan review in an R-A/CR, Redevelopment Area/Commercial Retail Subdistrict consisting of an approximate 352,000 square foot shopping center. The property is located at the northwest corner of Hamilton Street and Las Vegas Boulevard. The Assessor's Parcel Number is 139-23-111-001.
9. [**SPR-15-09 \(39726\) RV APEX SOLAR**](#). An application submitted by Fotowatio Nevada Solar, LLC on behalf of Kapex LLC, property owner, for a site plan review in an M-2, General Industrial District encompassing approximately 154 acres for a solar photovoltaic project. The property is located at the northwest corner of Grand Valley Parkway and Garnet Valley Boulevard. The Assessor's Parcel Number is 103-16-010-004.

OLD BUSINESS

10. [**UN-44-09 \(39359\) CHECKERS**](#) (Public Hearing). An application submitted by Food in the Fast Lane LLC, on behalf of Maligaya Asian Center, LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a convenience food restaurant. The property is located north of Craig Road and approximately 500 feet east of Decatur Boulevard. The Assessor's Parcel Number is 139-06-215-024. **(Continued August 12 and September 9, 2009)**

11. [UN-52-09 \(39627\) McDONALD'S AT CHEYENNE & LOSEE](#) (Public Hearing). An application submitted by Spectrum Surveying & Engineering on behalf of Mortons Investment Group, LP, property owner, for a special use permit in an M-2, General Industrial District to allow a convenience food restaurant. The property is located at 1000 East Cheyenne Avenue. The Assessor's Parcel Number is 139-11-403-005. **(Continued September 23, 2009)**

12. [T-1335 \(39314\) DECATUR DESERT PLAZA](#). An application submitted by Decatur Desert Plaza, 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 northeast corner of Lone Mountain Road and Decatur Boulevard. The Assessor's Parcel Number is 124-31-401-003. **(Continued August 12, September 9 and 23, 2009)**

PUBLIC FORUM

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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.