

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

December 9, 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.

WEBINAR

4:00 P.M., Conference Room, North Las Vegas City Hall, 2200 Civic Center Drive

Introduction to the Planning Commission: Part One - introduces the concepts, principles, and practices of planning.

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 boards at the North Las Vegas Public Library, the Aliante Library, and the Alexander Library in compliance with N.R.S. 241, "The Open Meeting Law."

PLEDGE OF ALLEGIANCE

Chairman 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.

NEW BUSINESS

1. **[UN-66-09 \(40023\) OPPORTUNITY STARTS HERE](#)** (Public Hearing). An application submitted by Boys & Girls Clubs of Southern Nevada on behalf of Centennial Park Limited Partnership, property owner, for a special use permit in an R-4, High Density Residential District to allow a quasi-public use (Boys & Girls Club). The property is located at 2725 Donna Street. The Assessor's Parcel Number is 139-14-310-024.
2. **[VAC-09-09 \(40037\) TRIGGS ELEMENTARY SCHOOL](#)** (Public Hearing). An application submitted by the School Board of Trustees, property owner, to vacate a 30 foot patent easement located along the westerly and southerly boundaries of the parcel; and a 15 foot radius spandrel at the northeast corner of the parcel. The property (parcel) is located at the northeast corner of Rome Boulevard and Solferino Street. The Assessor's Parcel Number is 124-19-301-003.
3. **[UN-38-07 \(39945\) QUALITY GARDENS](#)** (Public Hearing). An application submitted by Manfred & Cheryl Polk, property owners, for an extension of time for a previously approved special use permit in a C-P, Professional Office Commercial District to allow a child care facility. The property is located at 4008 Decatur Boulevard. The Assessor's Parcel Number is 139-06-411-008.
4. **[UN-68-09 \(40046\) VICIOUS CUSTOMS](#)** (Public Hearing). An application submitted by Edgar N. Delgado-Hernandez on behalf of SN Investment Properties, 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 2710 Losee Road, Suite 2. The Assessor's Parcel Number is 139-14-302-003.

5. [UN-67-09 \(40045\) SMOG HUT](#) (Public Hearing). An application submitted by Terry Collins on behalf of Goldfield 1 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 70 East Centennial Parkway. The Assessor's Parcel Number is 124-22-812-003.
6. [UN-65-09 \(40000\) SMITH RESIDENCE](#) (Public Hearing). An application submitted by Annie Smith, property owner, for a special use permit in an R-1, Single-Family Residential District to allow a 6,120 square foot lot where a 6,500 square foot lot is the minimum required for a group care facility. The property is located at 3417 Siler Avenue. The Assessor's Parcel Number is 139-12-714-010.
7. [SPR-17-09 \(40047\) FIRE STATION NO. 52.](#) An application submitted by the City of North Las Vegas, property owner, for a site plan review in an M-2, General Industrial District to allow a parking lot, which abuts a public street, to be setback ten (10) feet from the property line where 20 feet is the minimum required. The property is located at 4110 Losee Road. The Assessor's Parcel Number is 139-01-401-010.
8. [SPR-19-09 \(40125\) STEP SAVER, INC.](#) An application submitted by Alan Jeskey Builders, Inc. on behalf of Al Tramonto LLC, property owner for a site plan review in an M-2, General Industrial District to waive the building exterior materials and finish, foundation landscaping, and reduce the perimeter landscaping requirement. The property is located east of Englestad Street and approximately 500 feet south of Gowan Road. The Assessor's Parcel Number is 139-10-310-016.
9. [SPR-18-09 \(40050\) KAMROS HOLDINGS, LLC.](#) An application submitted by Kamros Holdings, LLC, property owner, for a site plan review in a C-1, Neighborhood Commercial District for a waiver from the freestanding sign requirements to allow an electronic sign to exceed the maximum square footage allowed. The property is located at 445 West Craig Road. The Assessor's Parcel Number is 139-03-311-016.

OLD BUSINESS

10. [VAC-08-09 \(39972\) ALCO LANDSCAPE FACILITY EXPANSION](#) (Public Hearing). An application submitted by Fernando and Patricia Arriaga, property owners, to vacate 171 feet of Water Avenue, commencing 170 feet west of Stocker Street and proceeding west to the UPRR right-of-way. The Assessor's Parcel Number is 139-22-811-005. **(Continued November 24, 2009)**

PUBLIC FORUM

This is the portion 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 upon any topic. Usually items received under this heading will be referred to the appropriate City staff for action at a later date.

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.