

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

March 10, 2010

***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 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

Vice-Chairman Steve Brown

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 February 10, 2010.

NEW BUSINESS

1. **[UN-12-08 \(40483\) DISCOUNT TIRE](#)** (Public Hearing). An application submitted by Discount Tire Co. on behalf of Halle Properties LLC, property owner, for an extension of time for a previously approved special use permit in a C-2, General Commercial District to allow an automobile service facility. The property is located at the southeast corner of Centennial Parkway and Kitamaya Street. The Assessor's Parcel Number is 124-27-115-020.
2. **[UN-17-10 \(40506\) A & M AUTO BODY & FRAME](#)** (Public Hearing). An application submitted by Liz A. Bustillos on behalf of Arche's Place, 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 4244 North Pecos Road. The Assessor's Parcel Number is 140-06-317-003.
3. **[VAC-01-10 \(40505\) RIVERWALK HIGH NOON](#)** (Public Hearing). An application submitted by D.R. Horton Inc., property owner, to vacate utility, sewer and drainage easements on the northern portion of the Riverwalk High Noon Development. The property is located at the southwest corner of Ranch House Road and Centennial Parkway. The Assessor's Parcel Numbers are 124-30-211-001 through 124-30-211-089.
4. **[FDP-01-10 \(40247\) RIVERWALK HIGH NOON](#)**. An application submitted by D.R. Horton, Inc., property owner, for a final development plan review in a PUD, Planned Unit Development District consisting of 44 single-family dwellings and 57 triplex units. The property is located at the southwest corner of Ranch House Road and Centennial Parkway. The Assessor's Parcel Numbers are 124-30-211-001 thru 124-30-211-189.
5. **[UN-15-10 \(40493\) WELLS FARGO BANK](#)** (Public Hearing). An application submitted by Rob Jacknewitz on behalf of College Park Realty Company and Weingarten Nostat, Inc., property owners, for a special use permit in an R-A/CR, Redevelopment Area/Commercial/Retail Subdistrict to allow a financial institution (bank). The property is located at 2401 East Lake Mead Boulevard. The Assessor's Parcel Number is 139-23-713-003.

6. [UN-16-10 \(40504\) NEW CREATION @ CENTENNIAL & GOLDFIELD](#) (Public Hearing). An application submitted by New Creation Outreach Ministry on behalf of Centennial 5 Development, LLC, property owner, for a special use permit in a C-2, General Commercial District to allow a church. The property is located at 150 East Centennial Parkway Suites 111 & 112. The Assessor's Parcel Number is 124-22-812-002.
7. [SPR-01-10 \(40499\) CIVIC CENTER NURSERY](#). An application submitted by Reed Hinkelman, property owner, for a site plan review in an M-2, General Industrial District to allow a 15 foot perimeter landscape area along Civic Center Drive and a five (5) foot perimeter landscape area along I-15 where 20 feet is the minimum required. The property is located west of Civic Center Drive and approximately 658 feet north of Branson Avenue. The Assessor's Parcel Number is 139-12-103-006.
8. [ZOA-01-10 \(40510\) CNLV - AUTO TITLE LOANS & AUTOMOBILE PAWNBROKERS](#) (Public Hearing). An application submitted by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), Section 17.12.020 (Definitions) to amend the definition of auto title loan and add definitions of automobile pawnbroker and pawnshop; and to provide for other matters properly related thereto.

OLD BUSINESS

9. [AMP-01-10 \(40436\) CNLV ANNEXATION](#) (Public Hearing). An application submitted by the City of North Las Vegas on behalf of the Meldrum Family Trust, Jafar & Seyed Hajar Yassai, the Mendenhall Family Trust, Apex 27 07 LLC 64.33% & B E T F H H G P 35.67%, P.T. Corporation, Dayley Family Trust, Apex 106 LLC, Las Vegas Paving Corporation, Due Nasi LLC, North Industrial IX LLC, Car Mine Limited Partnership, Apex Properties LLC, Coury Hughes Apex LLC, Apex 35, LLC, LVPC KPAX LLC, Apex 53.03 LLC, 5 Alive LLC, Douglas R. & Dawn Marie Sinclair, Lynn Louis & Cynthia A. Hutchins, On the Horizon Inc. 75% & Raymond H. & Susan A. Aver 25%, Nosnikrap Apex Trust, U.S.A, Apex Holding Company LLC, UNEV Pipeline LLC, Kapex, LLC, LVPC A913 LLC, Gordon O. Schettler Family Trust, 450 H LLC 72.36% & Albert C. & Roshelle D. Alvey 27.64%, Paul Robert Barlow IRA FBO et al., Gordon C. Olsen 65.01% & Kim C. Moore 34.99%, Don W. Mayhue, Jr. & Janet E. Mayhue, Mason Harvey Living Trust, and APEX Corners LLC 87.324 % & D A B Investments LLC 12.676%, property owners, for an amendment to the Comprehensive Plan, land use element, to add annexed parcels to the land use plan with a land use designation of Heavy Industrial. The properties are generally located north of Grand Teton Street and west and east of Interstate-15.

The Assessor's Parcel Numbers are 084-32-010-003; 084-32-010-005 thru 084-32-010-013; 084-33-010-003; 084-33-010-006; 084-33-010-008 thru 084-33-010-012;

084-33-010-015 thru 084-33-010-017; 103-03-010-003; 103-03-010-005; 103-03-010-006; 103-04-010-010 thru 103-04-010-016; 103-04-010-018; 103-04-010-019; 103-04-010-021; 103-04-010-022; 103-05-010-003 thru 103-05-010-007; 103-08-510-001; 103-08-510-003 thru 103-08-510-007; 103-08-510-009; 103-08-510-010; 103-08-610-002; 103-08-610-003; 103-09-010-001; 103-10-010-003; 103-10-010-005; 103-10-010-010 thru 103-10-010-015; 103-10-010-017; 103-10-010-019; 103-10-010-026; 103-11-010-005 thru 103-11-010-012; 103-11-010-014; 103-13-000-010; 103-13-010-015; 103-14-000-009; 103-14-000-010; 103-14-010-006; 103-14-010-011 thru 103-14-010-014; 103-14-010-016; 103-15-000-002; 103-15-000-005; 103-15-010-002; 103-15-010-003; 103-16-010-005; 103-16-010-006; 103-21-010-006; 103-21-011-001; 103-22-000-005; 103-22-000-006; 103-27-000-003; 103-27-000-007; 103-27-000-008; 103-27-010-017; 103-28-000-002; 103-28-000-003; 103-28-010-001; 103-28-010-002; 103-29-000-007 thru 103-29-000-009; 103-29-010-001; 103-32-000-002; 103-32-010-003 thru 103-32-010-005; 103-33-000-002; 103-33-010-003; 103-34-000-004; 103-34-010-015; 103-34-010-018; 122-02-000-002; 122-02-010-004 thru 122-02-010-008; 122-02-010-010 thru 122-02-010-012; 122-02-010-016; 122-02-010-017; 122-03-000-009; 122-03-000-016 thru 122-03-000-019; 122-04-000-009; 122-04-000-010; 122-04-010-004; 122-05-000-002; 122-05-000-003; 122-06-010-002; 122-07-000-002; 122-07-010-003; 122-08-000-003; 122-08-010-002; 122-08-010-003; 122-09-101-001; 122-09-210-002; and 122-09-401-001. **(Continued February 24, 2010)**

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.