

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

April 14, 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

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.

MINUTES

- Approval of the minutes for the Planning Commission Meeting of March 10, 2010.

NEW BUSINESS

1. **UN-28-02 (40737) CENTENNIAL CROSSINGS** (Public Hearing). An application submitted by Casino Site, LLC and Carl Parmer Living Trust et al., property owners, for an extension of time for a previously approved special use permit in a C-2, General Commercial District to allow a casino/hotel. The property is located at the northeast corner of Interstate 15 and 215 Beltway. The Assessor's Parcel Numbers are 123-28-101-003 through 123-28-101-006.
2. **UN-21-10 (40629) ELECTRIFIED SECURITY FENCE** (Public Hearing). An application submitted by Silver Dollar Recycling on behalf of Friedman Properties LTD, property owner, for a special use permit in an M-2, General Industrial District to allow additional security measures consisting of an electric fence. The property is located at 3870 Losee Road. The Assessor's Parcel Number is 139-12-104-011.
3. **UN-22-10 (40706) ARCO AM/PM** (Public Hearing). An application submitted by Nevada West Petroleum, LLC on behalf of NEVSUR Insurance Agency, Inc., property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a convenience food store with gas pumps. The property is located at the northwest corner of Cheyenne Avenue and Martin L. King Boulevard. The Assessor's Parcel Number is 139-09-401-011.
4. **UN-23-10 (40707) ARCO AM/PM** (Public Hearing). An application submitted by Nevada West Petroleum, LLC on behalf of NEVSUR Insurance Agency, Inc., property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow an automobile washing establishment. The property is located at the northwest corner of Cheyenne Avenue and Martin L. King Boulevard. The Assessor's Parcel Number is 139-09-401-011.
5. **UN-24-10 (40730) 1601 NORTH MAIN** (Public Hearing). An application submitted by Ivin B. & Helen C. Cannon Family Trust, property owners, for a special use permit in an R-A/FA, Redevelopment Area/Focus Area Subdistrict to allow an automobile repair facility as an interim use. The property is located at 1601 North Main Street. The Assessor's Parcel Number is 139-22-811-030.

6. [UN-25-10 \(40732\) CRAIG AND DONOVAN](#) (Public Hearing). An application submitted by Capitol Finance Remarketing LLC on behalf of Craig and Donovan Investments, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow a financial institution. The property is located at 4560 Donovan Way. The Assessor's Parcel Number is 139-01-611-011.
7. [ZOA-02-10 \(40725\) CNLV - RESTRICTED GAMING LIQUOR USES](#) (Public Hearing). An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), Section 17.28.050 (Procedures for Special Use Permit) to amend procedures for restricted gaming liquor uses and providing for other matters properly related thereto.

OLD BUSINESS

8. [AMP-01-10 \(40436\) CNLV ANNEXATION](#) (Public Hearing). An application submitted by the City of North Las Vegas on behalf the property owners listed, 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 east and west of Interstate-15.

The property owners and Assessor's Parcel Numbers are:

450 H LLC 122-02-010-005, 122-02-010-006; 5 ALIVE LLC 103-10-010-010; APEX 106 LLC 103-04-010-010, 103-05-010-004, 103-05-010-005, 103-05-010-006, 103-05-010-007; APEX 27 07 LLC 084-33-010-006, 084-33-010-016; APEX 35 LLC 103-08-610-003; APEX 53 03 LLC 103-10-010-005, 103-11-010-014; APEX CORNERS LLC 122-09-401-001; APEX HOLDING COMPANY LLC 103-13-010-015, 103-14-010-006, 103-27-010-017, 103-28-010-001, 103-28-010-002, 103-29-010-001, 103-32-010-003, 103-33-010-003, 103-34-010-015, 103-34-010-018, 122-02-010-016, 122-02-010-017, 122-04-010-004, 122-06-010-002, 122-07-010-003, 122-09-210-002; APEX PROPERTIES LLC 103-08-510-013; BARLOW PAUL ROBERT IRA FBO ETAL 122-02-010-007; CAR MINE LP 103-08-510-011, 103-08-510-012; CAR MINE LIMITED PARTNERSHIP 103-08-510-004, 103-08-510-005, 103-08-510-006, 103-08-510-007, 103-08-510-009; COURY HUGHES APEX LLC 103-08-610-002; DAYLEY FAMILY TRUST 084-33-010-015; DIAMOND SOLO LLC 103-32-010-006; DUE NASI LLC 103-08-510-001; HARVEY MASON LIVING TRUST ETAL 122-08-010-002; HUTCHINS LYNN LOUIS & CYNTHIA A 103-10-010-015, 103-11-010-005, 103-11-010-006, 103-11-010-007, 103-11-010-008, 103-11-010-009, 103-11-010-010, 103-11-010-011, 103-11-010-012, 103-14-010-003, 103-14-010-011, 103-14-010-012, 103-14-010-013, 103-14-010-014, 103-14-010-016; KAPEX LLC 103-

16-010-006; LAS VEGAS PAVING CORP 103-04-010-022, 103-10-010-003; LAS VEGAS PAVING CORPORATION 122-08-010-003; LVPC A913 LLC 103-21-010-006; LVPC KAPX LLC 103-09-010-001; MAYHUE DON W JR & JANET E CO-TRS 122-02-010-010, 122-02-010-011; MELDRUM FAMILY TRUST 084-32-010-003, 084-32-010-005, 084-32-010-006, 084-32-010-007, 084-32-010-008, 084-33-010-008, 084-33-010-017, 103-10-010-026; MENDENHALL FAMILY TRUST 084-33-010-003, 103-03-010-003, 103-03-010-005, 103-03-010-006, 103-04-010-018, 103-04-010-019, 103-04-010-021, 103-10-010-011, 103-10-010-012, 103-10-010-013, 103-15-010-002, 103-16-010-005, 103-21-011-001; NORTH INDUSTRIAL IX LLC 103-08-510-003, 103-08-610-001, NOSNIKRAP APEX TRUST 103-10-010-019; OLSEN GORDON C 122-02-010-008; ON THE HORIZON INC 103-10-010-017, 103-10-010-018; P T CORPORATION 084-33-010-009, 084-33-010-010, 084-33-010-011, 084-33-010-012, 103-04-010-011, 103-04-010-012, 103-04-010-013, 103-04-010-014, 103-04-010-015, 103-04-010-016; SCHETTLER GORDON O FAMILY TRUST 122-02-010-004, 122-02-010-012; SINCLAIR DOUGLAS R & DAWN MARIE 103-10-010-014; UNEV PIPELINE LLC 103-15-000-005, 103-15-010-003; USA 103-13-000-010, 103-14-000-009, 103-14-000-010, 103-15-000-002, 103-22-000-005, 103-22-000-006, 103-23-000-007, 103-27-000-003, 103-27-000-007, 103-27-000-008, 103-28-000-002, 103-28-000-003, 103-29-000-007, 103-29-000-009, 103-32-000-002, 103-33-000-002, 103-34-000-004, 122-02-000-002, 122-03-000-009, 122-03-000-016, 122-03-000-017, 122-03-000-018, 122-04-000-002, 122-04-000-009, 122-04-000-010, 122-05-000-002, 122-05-000-003, 122-07-000-002, 122-08-000-003, 122-09-101-001; YASSAI JAFAR & SEYED HAJAR 084-32-010-009, 084-32-010-010, 084-32-010-011, 084-32-010-012, 084-32-010-013, 103-05-010-003. **(Continued February 24 and March 10, 2010)**

9. **T-1338 (40601) ALLORA II AT DAVYN RIDGE.** An application submitted by Ryland Homes Nevada, LLC, property owner, for approval of a tentative map in an R-2, Two-Family Residential District consisting of 66 lots. The property is located at the northwest corner of Blake Canyon Drive and Burma Road. The Assessor's Parcel Number is 139-07-501-015. **(Continued March 24, 2010)**

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.