

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

May 12, 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

Commissioner Laura Perkins

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 April 14, 2010.

NEW BUSINESS

1. **AMP-06-10 CRAIG RANCH REGIONAL PARK** A neighborhood meeting for an application submitted by the City of North Las Vegas on behalf of North Las Vegas Property, LLC, property owner, to amend the Comprehensive Plan, Land Use Designation of Mixed Use Neighborhood to Open Space for the northerly portion of Assessor's Parcel Number 139-03-201-004 . The main purpose of this meeting is to provide information to the public regarding the purchase of this property for incorporation into the Craig Ranch Regional Park. The property is generally located at the northwest corner of Craig Road and Commerce Street.
2. **AMP-07-10 NORTH LAS VEGAS PROPERTY** A neighborhood meeting for an application submitted by the City of North Las Vegas on behalf of North Las Vegas Property, LLC, property owner, to amend the Comprehensive Plan, Land Use Designation of Mixed Use Neighborhood to Neighborhood Commercial for the southerly portion of Assessor's Parcel Number 139-03-201-004, and parcels 139-03-201-005 and 139-03-201-006 . The main purpose of this meeting is to provide information to the public regarding allowed land uses. The property is located at the northwest corner of Craig Road and Commerce Street.
3. **AMP-08-10 NORTH LAS VEGAS PROPERTY** A neighborhood meeting for an application submitted by the City of North Las Vegas on behalf of North Las Vegas Property, LLC, property owner, to amend the Comprehensive Plan from a Land Use Designation of Mixed Use Neighborhood to Community Commercial for Assessor's Parcel Number 139-03-201-006 . The main purpose of this meeting is to provide information to the public regarding the proposed use of this site. The property is located at the northwest corner of Craig Road and Commerce Street.
4. **UN-27-10 (40884) GOLDEN MARKET #3** (Public Hearing). An application submitted by One Panou LLC 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 a convenience food store with gas pumps. The property is located at 3025 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-506-004.

5. [UN-28-10 \(40896\) STS TOWING](#) (Public Hearing). An application submitted by STS Towing on behalf of Casey Real Estate Holdings, LLC, property owner, for a special use permit in an M-2, General Industrial District to allow an automobile impound yard. The property is located at 1012 Sharp Circle. The Assessor's Parcel Number is 139-11-413-014.
6. [UN-29-10 \(40915\) HONDOCTORS, LLC](#) (Public Hearing). An application submitted by Alexei Guinitaran & Jarrod Sibbett on behalf of Washburn, 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 2563 East Washburn Road. The Assessor's Parcel Number is 124-36-312-022.
7. [UN-30-10 \(40916\) HIS WORD CHRISTIAN CENTER](#) (Public Hearing). An application submitted by His Word Christian Center on behalf of Northpointe Investment LLC, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a church. The property is located at 4120 North Martin L. King Boulevard. The Assessor's Parcel Number is 139-04-818-010.
8. [VAC-03-10 \(40903\) FALCON RIDGE](#) (Public Hearing). An application submitted by Richmond American Homes, property owner, to vacate a portion of the corner side yard landscape easement on Lot 76 of the La Madre & Lawrence Subdivision (Falcon Ridge). The property is located at 4916 Sevier Desert Street. The Assessor's Parcel Number is 124-35-812-080.
9. [VAC-04-10 \(40904\) FALCON RIDGE](#) (Public Hearing). An application submitted by Richmond American Homes, property owner, to vacate a portion of the corner side yard landscape easement on Lot 80 of the La Madre & Lawrence Subdivision (Falcon Ridge). The property is located at 4932 Sevier Desert Street. The Assessor's Parcel Number is 124-35-812-076.
10. [WAV-02-10 \(40914\) ALLORA II AT DAVYN RIDGE](#). An application submitted by Ryland Homes Nevada, LLC, property owner, to allow waivers from Title 16 in an R-2, Residential Medium Density District consisting of right-of-way width and length and driveway separation. 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.
11. [ZN-04-10 \(40910\) NORTH LV READINESS CENTER](#) (Public Hearing). An application submitted by State of Nevada Public Works Board on behalf of State of Nevada, property owner, for a reclassification of property from an O-L, Open Land District to PSP, Public/Semi-Public District. The property is generally bounded by Grand Teton Drive alignment to the north, Hollywood Boulevard to the east, Nellis Boulevard alignment to the west and Centennial Parkway alignment to the south. The Assessor's Parcel Numbers are 123-15-000-001, 123-21-000-001, 123-22-101-001 and 123-22-301-002.

12. [**ZN-05-10 \(40911\) NORTH LV READINESS CENTER**](#) (Public Hearing). An application submitted by State of Nevada Public Works Board on behalf of State of Nevada, property owner, for a reclassification of property from an O-L, Open Land District to a PSP, Public/Semi-Public District. The property is generally bounded by Centennial Parkway to the south, Sloan Lane alignment to the east, Deer Springs Way alignment to the north and Nellis Boulevard to the west. The Assessor's Parcel Number is 123-21-000-002.
13. [**SPR-03-10 \(40912\) NORTH LV READINESS CENTER**](#). An application submitted by State of Nevada Public Works Board on behalf of State of Nevada, property owner, for a site plan review in an O-L, Open Land District (proposed PSP, Public/Semi-Public District) to allow a National Guard readiness center. The property is generally bounded by Centennial Parkway to the south, Sloan Lane alignment to the east, Deer Springs Way alignment to the north and Nellis Boulevard to the west. The Assessor's Parcel Number is 123-21-000-002.
14. [**ZOA-03-10 \(40906\) CNLV - OFF PREMISE ADVERTISING AND NONCONFORMING SIGNS**](#) (Public Hearing). An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), Section 17.12.020 by adding new definitions for sign, off-premise digital display, highway improvement project and noise abatement project; and amending Section 17.24.110 (I) and (J), adding requirements allowing the conversion of existing off-premise signs to digital display and requirements to allow adjustments or modifications of existing off-premise signs; and providing for other matters properly related thereto.
15. [**ZOA-04-10 \(40907\) CNLV - SIGN FEES**](#) (Public Hearing). An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance), by removing Section 17.24.110 (Q) which provides for fees related to sign certificates; weekend directional signs; temporary special event signs; and signs within a public right-of-way; and providing for other matters properly related thereto.

OLD BUSINESS

16. [**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 and April 14, 2010)**

17. [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. **(Continued April 14 and 28, 2010)**
18. [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. **(Continued April 14 and 28, 2010)**
19. [Discussion and/or action regarding amendments](#) to the Planning Commission By-laws to hold one Planning Commission meeting per month, along with other minor changes to update the language in the by-laws. **(Continued April 28, 2010)**

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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.