

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

June 9, 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 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 May 12, 2010.

NEW BUSINESS

1. **UN-45-08 (41081) BROADACRES OPEN AIR MARKET** (Public Hearing). An application submitted by Broadacres Open Air Marketplace, LLC, property owner, for an amendment to a previously approved special use permit in a C-3, General Services Commercial District to amend Condition #4 to allow extended hours of operation for the amphitheater/outdoor stage. The property is located at 2900 Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-605-005.
2. **SPR-19-08 (41082) BROADACRES OPEN AIR MARKET.** An application submitted by Broadacres Open Air Marketplace, LLC, property owner, for an amendment to a previously approved site plan review in a C-3, General Services Commercial District to amend Condition #3 to allow the change of an "off-premise" sign to an "on-premise" sign; and waivers from the maximum allowable sign area and sign design guidelines. The property is located at 2800 Las Vegas Boulevard. The Assessor's Parcel Number is 139-13-605-021.
3. **UN-35-10 (41077) SIMMONS MARKETPLACE** (Public Hearing). An application submitted by Living Springs Church on behalf of Simmons MP LLC, Etal, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow a church. The property is located at 5527 North Simmons Street, Suite 13. The Assessor's Parcel Number is 124-32-113-002.
4. **UN-36-10 (41088) JIFFY SMOG** (Public Hearing). An application submitted by Jiffy Smog, LLC on behalf of Simmons MP LLC, Etal, property owner, for a special use permit in a C-1, Neighborhood Commercial District to allow an automotive service facility (smog station). The property is located at 5485 North Simmons Street, Suite 3. The Assessor's Parcel Number is 124-32-113-005.
5. **VN-04-10 (41075) AGGREGATE RETAINING WALL** (Public Hearing). An application submitted by Aggregate Industries on behalf of Southern Nevada Paving Inc, property owner, for a variance in an M-2, General Industrial District to allow a retaining wall up to 11 feet where six (6) feet is the maximum height allowed. The property is located north of Delhi Avenue and approximately 687 feet west of North 5th Street. The Assessor's Parcel Number is 139-10-702-003.

6. [ZOA-05-10 \(41092\) R-2 SETBACKS](#) (Public Hearing). An application submitted by Ryland Homes for an amendment to Title 17 (Zoning Ordinance), Section 17.20.060 to amend the front setback to 15 feet from the current requirement of 20 feet for two-family dwellings in the R-2, Residential Medium Density District; and to provide for other matters properly related thereto.

OLD BUSINESS

7. [ZN-04-05 \(41011\) RIVERWALK COVE](#) (Public Hearing). An application submitted by D R Horton Inc., property owner, for an amendment to a previously approved PUD, Planned Unit Development District to allow a 14 foot rear yard setback where a 15 foot rear yard setback is the minimum required. The property is located at the northwest corner of Valley Drive and Tropical Parkway. The Assessor's Parcel Numbers are 124-30-210-001 through 124-30-210-159 and 124-30-210-163 through 124-30-210-169. **(Continued May 26, 2010)**
8. [FDP-08-05 \(41012\) RIVERWALK COVE](#). An application submitted by D R Horton Inc., property owner, for an amendment to a previously approved final development plan in a PUD, Planned Unit Development District to amend the floor plans and elevations for the Riverwalk Cove development. The property is located at the northwest corner of Valley Drive and Tropical Parkway. The Assessor's Parcel Numbers are 124-30-210-001 through 124-30-210-159 and 124-30-210-163 through 124-30-210-169. **(Continued May 26, 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.